
From: [REDACTED]
Sent: 03 September 2017 16:09
To: LDF
Subject: Warrington - Preferred Development Option Consultation

Response from: [REDACTED]

Having looked through the above document and attended the Lymm Consultation event I would like to give the following feedback:-

Communication of PDO:

- It is without question disgraceful and so very disappointing that we and the majority of residents found out about the plan by chance. The Council has "fell at the first fence".
- Having been made aware via a neighbour we immediately looked on the internet and discovered to our disbelief the documentation, details of Consultation dates, short timescale to respond etc. etc.

Consultation Event - Lymm:

- Surely it should have been considered priority that all residents were made aware of these important dates both via the internet and the "traditional" paper letter/leaflet. This would have had a cost implication for the Council but would have sat within a "duty of care and good practice" ensuring that "everyone" was made aware of the plans for the future of our town.
- The Lymm Consultation was very busy and to their credit the Planners worked very hard and were willing to discuss the "conceptual" drawings in very broad terms. Unfortunately, they could not answer any of the questions we put to them. These questions were obvious from a "residents" point of view and I refer to them below.

-POO consultation document

- . written by professionals for professionals . Where is the "plain English" policy I thought all government documentation was adopting when communicating with the general public?
- . Would it have been so difficult to attach appendices - split by locality - indicating the impact the preferred option would have? In other words ... kept it simple so that we the general public felt like some thought had gone into what kind of questions/fears the residents of our town would have.
- Result it has left me unable to answer your on-line questionnaire and feel unqualified to answer questions i.e. amount of housing you are anticipating the town needs. That is your job! Our role is to comment on the impact on our lives/community.

Objection:

- Transpennine Trail:

- The trail being adopted as a road (possible a dual carriageway) is absolutely shocking. This trail is used by the local and wider community including visitors to our town. It is an asset the Council should be preserving at all costs and is truly treasured by us all.
- . It is an attractive green space .
 - . Is a haven for wildlife and is enjoyed by everyone .
 - . The current beautiful outlook would dramatically change - more so during the winter months when there would be little or no screenage by trees. The environmental change to everyone who is lucky enough to live near this trail would be huge. It would be a nightmare to live opposite this new road!
 - . Pollution from traffic would be shocking. This remains a fact over the next 10 or 15 years even though there are plans in the next few years to remove new pollutant cars from sale .
 - . From a safety perspective the surrounding properties will be at risk from traffic going through/over barriers .
 - . The A50 running from the M56/M6 is currently bad enough and has peaks and troughs depending on the status of the motorways. If I anticipate the number of vehicles from the thousands of houses, industrial units/employment sites, schools etc you plan to build to the west of the A50 and M6 "the Garden City Suburb" I have very grave concerns for my families quality of life in our home. It is truly frightening to think that a major road will be just

opposite my home - possibly raised!! My understanding from the PDO is that you are wanting this to be the "route" into the Warrington Waterfront i.e a very very busy road!

. The impact of the adoption of this trail to make a road would be intrusive to the neighbouring properties as it would be an engineering feat to change into a road and build/adopt a new bridge to span the Manchester Ship Canal.

. How many years would this take and whilst it is happening what happens to us the residents who have to live with the chaos, noise and usual delays when completing such a massive project. It would be awful.

Objections

- Adopting greenbelt land for option 2

. The land you will be using will no doubt produce "executive homes" which the majority of residents in Warrington could not afford. A large percentage of these home owners will buy to the south of the town so that they can easily access the motorways to surrounding cities which do provide the high salaried employment required to own such properties.

. Will there be affordable housing and if it does exist within the new plan will it represent a very small percentage of the 6,000 homes you quote?

. Won't these new homeowners want attractive accessible green spaces. Surely that is the cost of paying more to live in an area which is just a "lovely place to live".

. Do we really need 6,000 new homes post Brexit? How can that be justified?

In summary:

If you have to destroy our transpennine trail please consider a tramline instead of a road.

Please provide information as to how we are protected from:

- being unable to move house during the many many years this whole consultation/project will take.

- the devaluing of our properties by the change of environment.

- living in what will be a completely different area.

It is extremely worrying and, without sounding extreme, very frightening for us all.

We hope that the planners/environmental experts will reconsider this option and not inflict an eyesore on the many residents affected by your plans.

[REDACTED]

[REDACTED]