



To whom it may concern.

I am writing to object to the Preferred Development Plan (PDP). I live in Grappenhall and the PDP will massively impact on my family, friends and surrounding community in a negative light.

The inadequate consultation process

Miscalculation of housing needs and issue surrounding these

Making Warrington into a city

The lack of circumstances in reclassifying the green belt

Firstly I am disgusted with the underhand approach of the consultation period the public have been given. I have been fortunate enough to have found out through word of mouth and then been able to research into the plan. It has been inadequate and one I had attended I had to queue outside for over 30 minutes before I could even enter the building. None of those representing the council were giving the same information out. They had differing comments regarding the council's views and it was highly confusing and also frustrating. Furthermore the consultation process was underhand with none being held in Grappenhall, the local one in Lymm was extremely busy and it took our MP to rally and get a further one held but again not in Grappenhall but Stretton. Both were heavily congested and caused lots of traffic and blocked roads due to the volume of people attending these. Finally doing this in the summer when the parish council had taken a break for their own vacations and also many people I know were unable to attend as they found out in the later stages (due to bad communication) and were on holiday.

The documents that have been provided on the council website are very technical. They contain many numbers and calculations which have been stated as a fact, however nowhere is there any links to the direct source explaining these numbers of calculations. I agree there needs to be more houses within Warrington but find the number given is one I believe Warrington Council have made up and decided will help in their bid to make the town a city. The Objectively Assessed Needs (OAN) is cited on page 5 of the document and that 839 homes are needed every year. This is based on the 2012 surveys, however the survey in 2014 the data as less stating only 738 homes would be needed a year, but it could be as low as 678, yet these figures have not been looked at within this process. With these figures in mind the number given for the Higher Economic Development Needs Assessment is significantly overstated. Also on top of the PDP there have been further planning gone in which have been excluded from these plans in the Thewall area which the council when questioned said that was a separate project. This was extremely concerning as it felt like more planning and potential development was being held back and not

openly disclosed.

[REDACTED]
[REDACTED] The increase in homes will increase the population massively and this has been discussed within the hospital setting. The Chief Exc has stated they are looking for larger premises for the hospital and are hoping to relocate at some point. When mentioned at the consultation they disregarded the NHS saying this would not be the case however agreed the hospital is not fit for purpose. The proposed plan scares me in the sense, we are already understaffed and over worked. [REDACTED] in all care services. I am aware in this 'Garden City' it has been proposed new schools and health facilities however like other promises made by other councils I feel these will not be honoured and will not happen. Builders will not part with money up front for these and the council will want to find a way to stay within a budget. Furthermore getting around in emergencies such as a woman labouring and delivering without medical attention can be a nightmare. The roads within Warrington are horrendous, and although there are plans (which involve compulsory purchases which I totally disagree with as have seen this happen in Portsmouth as a child) I would like to remind the council about Thursday 17th August when the M6 and M56 came to a standstill, therefore Warrington became gridlocked. Days like these would see new mothers go without visits, women missing appointments and in emergencies women not been seen as they should. And this is just in midwifery. I know other care professionals including paramedic's nurses and careers would have a similar concern. I have not spoken to anyone who thinks the PDP is a good thing. The access road which has been proposed though Grappenhall by one of your representatives described this as a Mancunian way that will go via the Trans Pennine Trail. Again a line has just been apparently 'drawn' and nothing has been set in stone. This again is extremely concerning.

The focus on redeveloping should be focused on brownfield sites. The council's websites shows a vast amount of these which could be redeveloped. I propose these are not being looked at first due to the cost of regenerating these. The Green belt satisfied the tests of durability when it was designed and the council have presented no circumstances to justify a change. In addition the investments with Redwood Bank creates suspicion that the council are going to be subsidising developer and are not independent to the process.

In addition a large amount of the houses will be built in south Warrington, these apparently will be affordable houses. I cannot see the builders wanting to build affordable houses in this area because many know they will get more for their money and make more profit in building larger family homes. The affordable housing will be bulk purchased and would then end up being let out at prices which would then prevent those renting from getting on the property ladder themselves. When discussed at the consultation it was agreed that there was no way of policing this and the representative of the council I spoke to actually agreed with me about this and that there was no way to control this. The council would be better at building more retirement community homes and single storey houses where those who are in large family homes could downsize making their houses available for families who need them.

I grew up in the city of Portsmouth. There is nothing special about being a city. When I met my husband who grew up in Grappenhall I immediately decided to relocate without question because it is such a lovely area. Close to 2 cities which you can get to in 30 minutes and next to beautiful countryside. It also had so much character and history. The city centre ever since I have lived here since [REDACTED] has slowly gone down hill. Many shops have closed and the city centre really needs to be regenerated first before plans like these are looked at. Although there is plans in place for this they need to be actioned first.

There are many other things which are concerning such as the employment and economic growth without thinking about the implication of Brexit! Many of the large companies now rely on technology and again a cost saving way of limiting the amount of man power, so really not many jobs would be created as the council would expect. You only have to look at Amazon and how they are developing robots to complete work and think 40 years ahead with technology. Come the end of this process there may not even be these jobs!

The plan proposed is just not realistic. A 10 year plan would be more so. This would allow for the council to consider the impact of Brexit and economics. It would also allow the decommissioning of Fiddlers Ferry hence brown field sites being required for regeneration.

I am certain I have not included everything I wish to talk about within this email.

My son has also wrote a letter which I have attached for you. The views of a [REDACTED] year old who is really upset that the area he is growing up could be spoilt.

Yours

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

31st August 2017

Planning Policy Team
Warrington Borough Council
New town House
Buttermarket Street
Warrington
WA1 2NH

Dear sir or Madam,

My Name is [REDACTED] and I am [REDACTED] years old and I live in the beautiful Village of Grappenhall. My Mummy and Daddy moved here from man city centre when I was [REDACTED] so that I could grow up in a quieter, cleaner and safer countryside environment which is the opposite of what city centre life in Manchester would have been for me.

Along with my friends we are very lucky to live where we live. We are able to walk to school every day only having to cross one main road which is already very busy but we all make it across safely each day and our favourite thing to do is run around on our school field which gives us nice fresh

countryside air to breathe in as we are a good distance away from the city centres of Manchester and Liverpool.

Outside of school I like to go for walks through the country side near the cricket club on Broad Lane where I play and I ride my bike along the Trans Pennine Trail with my mummy and Daddy and my friends. I also did my bike along Stockton Lane to get to where I play football on a week night and weekend as it is a nice safe road with not so many cars.

Sometimes at the weekend my mummy takes me to the shops in Manchester or Liverpool which are actually very close which is good. I don't like the city centre as it is too busy with lots of traffic and smelly cars everywhere. I love my life in Grappenhall please don't spoil it by making our beautiful villages and town into a big city.

Yours faithfully

