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To whom it may concern

Further to the recent consultation on the Warrington Borough Council Local Plan Preferred Development Option, as a resident of Grappenhall I would like to register my objection based on the plan as currently proposed.

I attended the event at the Park Royal Hotel (put on as an after-thought) and queued for at least 20 minutes to get into the building. I noticed that no-one seemed to be counting how many people attended the event. The event was disappointing because there were so many people there it was impossible to have a chance to be able to have a sensible and informative discussion with the limited number of council representatives. There were no consultation events held in the most affected areas to the south of Warrington (Appleton, Appleton Thorn, Grappenhall or Thelwall) so it would have been very difficult for anyone with accessibility issues or without a car to attend an event. I would therefore question the sufficiency of the consultation exercise.

In July 2014 you adopted the Local Plan Core Strategy and this remains as the current version of the Core Strategy on your website. This says in section 1.4 “The Local Plan Core Strategy.....is the key document from which all other documents will follow.”

The Local Plan as currently presented has deviated a long way from this strategy in a number of crucial areas including significant changes to the Strategic Objectives. Of particular concern is the change to W2 which relates to the Green Belt and the vastly different proposals for housing to the south of Warrington (Figure 9.1 in the Core Strategy shows very little need for housing to the south). In view of the significance of the changes please can you confirm the status of the Core Strategy document and explain why it wasn't updated before the Local Plan was published?

The proposed Garden City Suburb and associated infrastructure to the South of Warrington is disproportionate to the existing area and will have a significant impact on the residents of Stretton, Appleton, Appleton Thorn, Grappenhall and Thelwall and the surrounding countryside where a substantial area of Green belt would be removed. The proposed extent of development will effectively mean that these areas will no longer be distinct communities with green spaces surrounding them but will rather become one large housing suburb which will have a permanent detrimental impact on the character of the area and significant loss of green belt land.

The existing road infrastructure to the south of Warrington is already congested with the associated issues of noise and air pollution and suffers regularly from people diverting

from the M56 and M6 when the motorways have problems. The proposed level of housing and employment growth will only exacerbate this situation without substantial changes to the road infrastructure which would need to be in place in advance of any further development. Can the Council explain how the infrastructure is being funded and confirm whether it will be in place before the development takes place?

I understand from what I have been able to read, that the changes have resulted from revised calculations of future housing needs following the High Court decision and also that, as the Government will be shortly consulting on a standard methodology which may result in further changes. This was not explained at the consultation event but is fundamental to the proposals in the current plan. It would be helpful if the Council could publish some further explanatory information justifying the predictions of housing needs as it is currently difficult to rationalise this and the scale of changes between the Core Strategy and the currently proposed Plan gives no confidence that the growth predictions are correct.

I did look at the online form but it wasn't very user friendly. I expect it will put a lot of people off responding which also questions the sufficiency of the consultation. I was expecting to see options for writing to or emailing the Council. I have subsequently noticed there was a Word version but no email address given to submit it. I've learnt from others that we are able to submit an email to this address so please can you acknowledge receipt?

Regards

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