

Warrington's Preferred Development Option – Local Draft Plan 2017

Warrington's Preferred Development Option does **not** address the needs of Warrington in the least. The housing target is totally in excess of the likely requirements for the foreseeable future. In reality, Warrington is likely to see a decline in population, with the town being effectively 'by-passed' by the major developments in transport currently envisaged. HS2, for instance, will leave the town isolated from any Northern Powerhouse introduction. It is extremely significant that electrification of the railway network has already taken place further north thus emphasising how Warrington will become little more than a dormitory town.

The existing infrastructure cannot cope with the traffic volumes that exist already, let alone a future expansion. Why didn't Warrington address the proposals put forward by the former New Town for a crossing of the Ship Canal through the centre of the town? This should have been resolved years ago and exemplifies the lack of forethought by Warrington, typical of this current Plan.

Any intrusion into the existing Green Belt must be resisted, there is precious little of it already. One can only applaud the recent efforts by the owners of the 'battlefield' in Croft (SHLAA Reference – 1608) to convert it into high class agricultural land which enhances the environment of Croft village.

Whilst on the issue of Croft village, one has to comment on the submission from Peel Holdings (Land at Lady Lane, Croft - Site Prospectus). This submission would totally destroy the village with a proposal to accommodate **an additional 200 dwellings!!** Croft cannot support it's existing population as it is – inadequate road capacity, almost non-existent bus services, no shops, etc., etc. One can only hope Warrington will consign this document to the waste paper bin where it belongs. **PRESERVE GREEN BELT AT ALL COSTS.**

I trust Warrington BC will consider the above comments as both relevant and constructive. We **all** want the town to become a better place to live, and sadly, the current Plan will not contribute to this shared objective.