



Warrington Borough Council
Planning and Policy Programme

Dear Sirs

I object to the proposed plan in Grappenhall and surrounding areas because the way in which the consultation process has taken place has been totally inadequate, and your refusal to allow more consultation meetings as suggested by our local MP is most disappointing.

The current council elected in 2016 had no candidate campaigning on the proposal to destroy a massive amount of green area in WA4 by building hundreds of houses, roads that upset communities, and pulling down any homes that get in the way. The current council have no mandate from residents for these life-changing proposals and would require a much more open dialogue between residents and the WBC if their support is to be regained.

The Plan is based on a flawed vision, of a city which residents do not want. Over the last 35 years the town centre has degenerated and the new plans are not going to create the vibrant thriving hub which it used to have, and which is what residents want. The new housing is unlikely to attract people from Warrington and will become a commuter town for Manchester and Liverpool, instead of regenerating its own identity.

There is currently inadequate public transport in Warrington. Building new roads such as the proposed link from Knutsford Road (A50) to Bank Quay will only attract commuters wishing to avoid the new Mersey Gateway and the old Widnes bridge and increase the pressure on an already overstretched road system. Instead of increasing the flow of vehicles through town, the council should upgrade the public transport system to encourage residents to leave their cars at home and consider a possible Park and Ride system, for commuters coming from out of town.

Air pollution by petrol and diesel vehicles is widely recognised as a contributing factor in heart disease and cancer. Tests performed by the council on nitrous oxide between 2014-15 revealed an increase in the level of this polluting gas. (WBC Air Quality Annual Status Report 2016)

Clearly, building more houses will lead to an increase in traffic and worsen this problem. The knock on effect will be an increased loading of local NHS services, which are already overstretched.

The local NHS facilities are currently below target as the following information shows.

The Royal College of Surgeons in 2015 said Warrington is in the top 10 with a shortfall of 57% GPs for the current population and a recent report by the Care Quality Commission showed that Warrington hospitals are still below target **in patient waiting times and first treatment of cancer patients.**

NHS services in Cheshire and Merseyside can expect a reduction of £900 million by 2020, which means there would be no additional funds available to expand Hospital and other NHS Services, to cover an increased population. In the light of this information the proposed increase in the population of Warrington could only put GPs, Dentists and skilled Hospital staff under even more pressure. The increased waiting and treatment times would only serve to frustrate the residents of Warrington even further.

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice to ensure transparency and accountability. This practice is essential for both internal audits and external reporting.

Furthermore, it is noted that regular reconciliation of accounts is necessary to identify any discrepancies early on. This process involves comparing the internal records with the bank statements to ensure that all transactions are correctly recorded and that there are no unauthorized payments or errors.

In addition, the document highlights the need for a clear and concise reporting structure. Management should be provided with timely and accurate financial reports that allow them to make informed decisions. This includes providing a breakdown of revenues, expenses, and profits for each period.

It is also stressed that the financial data should be presented in a way that is easy to understand. This means using clear language and avoiding unnecessary technical jargon. The reports should focus on the key performance indicators that are most relevant to the organization's goals.

Finally, the document concludes by stating that a strong financial foundation is crucial for the long-term success of any business. By following these guidelines, organizations can ensure that their financial records are accurate, reliable, and useful for decision-making.

The second part of the document focuses on the importance of budgeting and financial planning. It explains that a well-defined budget allows management to allocate resources effectively and to anticipate potential financial challenges. This involves setting realistic targets and monitoring progress against these targets.

Moreover, the document discusses the role of financial forecasting in strategic planning. By analyzing historical data and market trends, organizations can make more accurate predictions about future performance. This information is vital for setting long-term goals and developing strategies to achieve them.

In conclusion, the document provides a comprehensive overview of the key principles of financial management. It covers the importance of record-keeping, reconciliation, reporting, and budgeting. By adhering to these principles, organizations can ensure their financial health and support their overall business objectives.

With regard to housing, the proposed plan is based on an outdated and inflated requirement of housing from 2012 at 839 houses per acre which has been used instead of the 2017 model which has a reduced number of 716 homes per acre. However even this model would not allow for likely economic and migratory changes due to Brexit, on which the Plan should be based. More should have been done in the past to use brown field sites in Warrington and district for affordable housing. The proposed plan does not have an acceptable percentage of affordable housing.

In order to meet the so-called demands for housing the WBC is planning to destroy hundreds of acres of green belt land. Much of this is farmland. In the current climate it is imperative that no farm land is lost to unrealistic housing development. The Government attaches great importance to Green Belt, with the aim of preventing urban sprawl. This was to be achieved by keeping land permanently open, thus keeping overdevelopment to a minimum. The WBC plan could only be regarded as an area of huge urban sprawl, ending up with a solid mass of housing from Stockton Heath to Grappenhall.

The council is claiming a 'very Special Case' for redesignating areas of Green Belt. They have failed so far to put up a convincing case for this.

I Quote: When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Also A local planning authority should regard the construction of new buildings as inappropriate in Green Belt, except in certain cases. None of the listed exceptions applies in this case.

I want the residents of Warrington and District to be able to walk freely in a green area close to home. The plan as it exists will not allow this.

I believe the council should have a total rethink of the development in South Warrington, allowing free and healthy discussion between themselves and local residents .

Yours sincerely,

