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WARRINGTON
Borough Council

Warrington Borough Council

Local Plan

Preferred Development Option

Regulation 18 Consultation

Standard Response Form

July 2017

2: Questions

Question 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Response:

25,000 houses is too many for this area. It is not possible for Warrington to grow by 50,000 people in 20 years. These figures are inflated so it would mean Warrington's population would grow by 25%!!

There is no evidence that sufficient employment opportunities could be created for such a population expansion. So these people would be commuters to Liverpool, Manchester etc creating more ^{road} congestion & more pollution.

Question 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Response:

You are planning to use up masses of greenbelt land. Particularly south of the Manchester Ship canal. The most expensive housing area in Warrington. It is obvious you have chosen this area for the largest block of houses because it means massive ~~profits~~ profits for the landowners, developers & builders; you could have chosen areas in the North of Warrington where there is already access to major motorways - M6 & M62 but house prices are lower there. We don't need so many houses, so don't need to encroach on so much greenbelt. Also Fiddlers Ferry ^{site} will become available within the 20 years which would give massive space for housebuilding

Question 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Response:

No - you've indicated massive encroachment onto greenbelt land. You could build smaller pockets of housing spread around the borough, and the total of 24,000 is far in excess of Warrington's needs. Any 'safeguarding' of ~~the~~ greenbelt is meaningless ~~and~~ as you can renege on that in the same way as you are trying to tear up the green belt areas now.

Question 4

Do you agree with the new Local Plan Objectives?

Response:

Question 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Response:

Question 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Response:

You haven't really given adequate reasons for your proposed option preference. Objectively, the only difference in the preferred option is that it places more housing in the expensive area of Greenbelt south of the Canal. This is unacceptable to put profits before the existing population's needs.

Question 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

Response:

No. This option requires massive developments of housing in greenbelt land. It does NOTHING for Warrington residents needs for affordable housing. No housing South of the Canal would be in the affordable housing bracket. Warrington residents existing needs are not catered for. Also this development South of the Canal would need massive road building in an already congested area for traffic. The proposed route coming along the railway embankment would result in demolition of affordable housing in Latchford & bring more noise & pollution into the area. It would break up families who live near each other and damage their rights to family life.

Question 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Response:

We don't want to be a city. We need the traffic congestion in the Town Centre sorting out. Also all the empty shops. The area needs regenerating, not massive extension.

If we wanted to live in a city we'd move to one.

Question 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Response: No

Question 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Response:

Is there proof a waterfront would have any business, is there a demand for freight on the canal?

Question 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Response:

Yes - we don't want a Garden City or any other kind of City.

We don't want to lose our Greenbelt. Warrington can still claim to be a semi-rural area all around the edges. This is an amenity for all the population. Going out into the countryside has been a pastime for the majority. If you build all over it - and we know they will be expensive houses, it becomes an amenity for the few, not the population as a whole.

Question 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Response:

Yes.

We don't want the road that will link up M56, M6, access road into Warrington via Appleton, Grappenhall, Thelwall + Latchford. It will destroy existing communities + just lead to even more logjam on the motorways and then the road ends up at Warrington Town Centre - even more traffic congestion.

Question 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Response:

[Faint, illegible handwriting visible in the response area]

Question 14

Do you agree with our approach to providing new employment land?

Response:

Yes but only in response to need
not speculatively. There is no
guarantee of opportunities
just arising

Question 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Response:

Question 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Response:

Question 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Response:

Regenerate the Town Centre.

Attract retailers into empty shops. We've just LOST M+S a massive blow. Lots of shoppers will no longer go into Warrington as that was the main focus of their visits.

Sort out congestion of traffic in Town Centre