responded 21/9/17

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10th September 2017

Good Morning

Warrington Borough Council (WBC) Local Plan Preferred Development Option Regulation 18 Consultation July 2017

Thank you for holding the Park Royal consultation (4th September 2017). I am writing to express concern over the proposals raised by WBCs Preferred Development Option plan (PDO). I fully understand the need for house-building projects and the attendant infrastructure that that requires. However. Following the public consultation I do not feel the proposals satisfactorily address this problem.

Please send, in writing, evidence that you have undertaken professional consultation with respect the following points:

Affordable housing: I'd like to have assurances that the mooted future developments should they take place, are not to the benefit for private developers only. What will be the percentage of housing association to private profit? What style of housing is preferred in the 'Garden City Suburb'? will it be truly affordable to a couple on the so called 'living wage'?

Quantity of housing: The 24.000 figure. Where does this come from? It is not stipulated by government. Any assessments that you undertook – were they undertaken pre or post EU Referendum. If pre, do you not think a further review should be undertaken?

Increased traffic: 24.000 extra homes places a burden on local infrastructure that is already under strain (Warrington gridlocked for hours on Aug 17th 2017). I was told by one of your team in person that the strategic route crossing the canal by the old railway bridge was an 'ugly rumour' yet It is clearly outlined on Figure 7 of the PDO document. Self-evident this is because some form of new transport link will be required. Why the obstruction? And what precisely are the other new link road options?

Lifestyle: childhood obesity rates continue to grow, lifestyles are increasingly sedentary and the weight of evidence points to encouraging Warrington residents to become more active. not only for physical benefits, but emotional too. The proposed development delivers more housing/cars/roads, but not more green space. How do you plan to mitigate the loss of ALL the green space which will become urbanised. How do you propose to implement a net gain in biodiversity once all the habitat within the Green Belt has been consumed by urbanisation?

Warrington's air quality: according to the World Health Organisation, Warrington was named in the UK top 40 and second in the north west as urban areas breaching safe air pollution levels. In 2016 Cllr Maureen McLaughlin, as executive board member for Public

health and wellbeing. said this: "*Warrington Borough Council takes its responsibly for the health and wellbeing of residents extremely seriously. we remain determined to tackle the causes of ill health in the borough and that includes air pollution.*" Please forward the impact assessment on likely increased pollution levels caused by the PDO and how WBC plan to mitigate these increases.

Wildlife and protected species: bats, kites, badgers, owls and a whole host of other fauna live In the affected areas. Will WBC engage with wildlife groups? What will WBC do to protect local wildlife and their habitats? How do WBC plan to mitigate the loss of habitat connectivity and increased fragmentation caused by the urban sprawl proposed in the PDO? Do WBC employ suitably qualified personnel to oversee these elements e.g. landscape architects and ecologists?

Flooding: the area around the A50 is affected by flooding. This was not highlighted in the presentations at the consultation. What steps are being taken to address the impact increased urbanisation will have on the new builds themselves but also the surrounding areas?

CAV/technology developments: What kind of forecasting/modelling has been initiated in estimating future Infrastructure needs? I would like WBC to be leaders and early adopters of technologies that will look to decrease congestion such as smart lanes, pedestrian routes. Dnverless cars, and increased cycling networks as well as other non-motorised forms of transport. Have these issues been considered as new transport links are planned?

Town centre/brown field sites: I would like your reassurance that brownfield sites will be fully maximised and the town centre is focussed on as a prime area for residential and housing development before green space, wildlife habitat and rural areas are sacrificed. Entire units on Bridge Street lay empty and have been for some time. Please can you set out and respond with your imaginative solutions and efforts to convert such areas to appealing places to live? Fiddlers Ferry Power Station – definitely due to close soon, why have WBC not taken into consideration the large brownfield site this will release?

Another comment from one of your team at the consultation: '*nobody wants to live In high-rise properties*'. I would like you to send me the evidence as the basis for this assessment. I'm sure it's understandable that no one wants to live in a high-rise like Grenfell, but that does not describe the kind of urban living solutions seen in Stockholm, Copenhagen, or closer to home, Manchester. Please send me a reassurance that building affordable urban living 'upwards' rather than always 'outwards' is not dismissed by your team out of hand by what seems an assumed opinion.

Outside interests: I wonder if you could clarify how many of WBC Executive Committee members live in or close to the areas actually affected by the PDO?

Community engagement: I would also appreciate your outlining of the future steps you plan to take to more effectively communicate the PDO? Perhaps a more proactive approach both on the doorstep and on social media to better engage the whole range of people detrimentally affected by the plans.

Finally, hardly any of the plans provided as part of the consultation show settlements, road locations or other key elements as being labelled e.g. Figures 7, 8a, 8b and 9. The keys on the plans are incomplete and do not cross-reference to all the elements shown on the plan. Scale bars are inaccurate or not present and many of the plans have no north arrow. Until the documents are at legible scale and allow the reader orientate themselves, I consider the consultation as inadequate. Before the end of the consultation I would welcome legible plans on the website.

I look forward to your reply