



Planning and Policy Programmes
Warrington Borough Council
New Town House
Buttermarket Street
Warrington
WA1 2NH

29 September 2017

To whom it may concern,

Re: Warrington Borough Council Local Plan. Preferred Development Option Regulation 18 Consultation

I wish to object to the current Preferred Development Option for the following reasons:

- The public consultation progressed without adequate advertising and was held throughout peak holiday season. There needed to be a better advertised process to provide full public awareness.
- The public consultations have been held prior to the completion and presentation of the infrastructure feasibility study results. Council representatives have been unable to answer whether the feasibility study is taking place on all five reported options or just the preferred development option. More clarity is needed here before moving forward on any of the preferred development options.
- The use of outdated and unclear maps when plans have been presented at the public consultations has not allowed the public to see the true reality of the PDO.
- There has been conflicting answers given to the same questions at the Lymm and Stretton public consultation meetings. If representatives are unable to get the council's message across consistently, what hope does the public have to digest and comprehend what limited information is being supplied?
- The council have misled the public in stating that the volume of housing requirement had been set by Government. Our understanding now is that Warrington Borough Council has calculated the volume required. Furthermore, the foundation of the PDO calculation has not factored in the following considerations:
 - The pre-Brexit announcement
 - HS2 requiring a stop in Warrington
 - The recent Government announcement of revised housing requirement calculation methodology (May 2017)

With these considerations in mind, I believe that the volume of housing requirement has been grossly over exaggerated and therefore should be re-assessed alongside an alternative PDO.

- There is enough Brownfield land in the area to build 15,000 houses. Potentially enough to meet a reduced housing requirement. Therefore allowing the council to protect and preserve
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