

## Warrington BC, Preferred Development Option Consultation

Response by [REDACTED]

1. I don't feel competent to comment on the background reasons for the increased demands for development other than to emphasize that there should be clear evidence that such increases are necessary and have been realistically determined.
2. As a general rule land for development should be found where possible within existing urban areas to reduce the creeping loss of space between communities. This should include the reassignment of land from one use to another where this can yield a better utilization of existing urban land.
3. Avoidance of development in the existing Green Belt should have the highest priority in avoiding creeping growth.
4. Where Green Belt must be used it should recognise the importance of maintaining the integrity of outlying districts. A modest use of green belt on the edge of a village has a much larger proportional effect on the village than the same acreage released on the edge of a large urban area.
5. The arguments that substantial development of outlying districts adds little to the overall City plan, and indeed potentially detracts from it, is sound.
6. A plan for a 20 year period is clearly going to have to recognise increasing uncertainties the further into the future it looks. If there are a number of e.g. industrial sites that may fall vacant over the period, it is reasonable to assume a proportion will actually happen rather than simply to ignore such opportunities on the basis that certainty is not available today. Thus, if say 10 sites may fall free in the next 10 years a view could be taken that say 3 will actually arise and plan on that basis without being specific on which ones, thereby reducing the calls on Green Belt land. Some or all of the Fiddlers Ferry site may fall into this category.
7. The Preferred Development Option recognises the importance of limiting development in and around Lymm. The supporting Green Belt assessment also does so. However, significant additional development is allowed for. The unique nature of Lymm as a substantial but isolated outlying district of great character should be protected as a recreational asset of Warrington and surrounding areas.
8. In particular, development should be avoided between Cherry Lane and the natural areas around Lymm Dam as it would significantly affect wildlife routes and habitats in and around the protected areas, as well as losing the rural sense appreciated by visitors today. Indeed, the Green Belt assessment concludes that the Green Belt case for this area (LY25) is "strong" and I agree with that.
9. Whereas development solely on the west side of Cherry Lane would not be adjacent to the Lymm Dam area, it would tend to restrict wildlife pathways and overall views. The Green Belt assessment of this parcel (LY26) also found the case for the maintenance of the Green Belt in LY26 as "strong".

[REDACTED] 11 Sept 2017