



17th September 2017

Dear Sir

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

- The consultation was not adequately publicised and as such the plans are not widely known. I only found out about the consultation via social media which was nothing to do with WBC. I have been unable to attend any of the consultation meetings because I was not aware of them in time.
- The quality of the plans on the consultation documents is appalling and makes it extremely difficult to understand exactly where the proposed housing and road infrastructure will be situated.
- According to the information I have read on social media and in the local press there has been conflicting answers given to the same questions asked at the Lymm and Stretton public consultation meetings. If representatives are unable to get the councils message across consistently, what hope does the public have to digest and comprehend the limited information being supplied?
- I do not believe that the number of houses you are proposing is in line with the Government's recommendations.
- I believe that WBC have based their calculation of the housing requirement on figures produced prior to the Brexit announcement; at a time when it was believed that the HS2 line would require a stop in Warrington; and prior to the recent Government announcement of revised housing requirement calculation methodology.
- I believe there are sites other than Green Belt that could be used to build houses and this needs exploring before you take away valuable Green Belt land.
- The majority of the proposed housing is to be located in the least densely populated and more expensive areas of the town. Unaffordability but high council tax implications.
- 2016 study by the World Health Organisation Warrington was recorded as having the 2nd highest air pollution levels in the North West. Impact on health and mortality. Why would the Council wish to increase this further? What do you propose to do to minimise health risks due to increased pollution, particularly down existing residential streets where?

- I already suffer increased traffic down the road [REDACTED] due to Appleton Thorn trading estate and believe this would be severely increased if 8000 houses were to be built in the vicinity. How do you propose to resolve this for existing residents?
- While it may appear convenient for the council to repurpose the railway embankment considerations need to be given to:
 - state of disrepair of the high level bridge
 - integrity, form and strength of the embankment
 - destruction of wildlife/protected species habitats
 - Heritage and preservation of local history e.g. Knutsford Road bridge cited in the Unitary Development plan as being of significant local, architectural and historical interest.
 - Destruction of TPT amenity which is currently a well-used nature path utilised by walkers, runners and cyclists and part of the National Cycle Route Network
- Considerable blight to surrounding houses and neighbourhoods and destroy the community feel which attracts and retains residents in the areas around Warrington.
- The consultation and online documents do not adequately explain what happens with the 'strategic transport route' once it reaches the bridge at Wash Lane.
- The 'strategic bus route' over Cantilever Bridge does not consider inadequate weight limit of that bridge. Who will pay for the essential upgrading, ongoing maintenance and basic caretaking of this bridge?
- The proposed bus route along Stockton Lane does not seem to consider the reason why the road was blocked to through traffic some years ago.
- PDO document attempts to justify why Option 1 has been discounted and why Option 2 is the preferred. No mention of options 3, 4 or 5?
- Representative at the Stretton consultation said that Warrington Hospital is fully involved however they appear to have now been sent away to decide how best to fragment services. Increased population will place a significant burden on an already over-stretched and under-resourced service.
- What about secondary care; national shortage of general practitioners; community carers; hospital prevention teams; mental health practitioners; etc.?

Yours faithfully

[REDACTED]