



Dear WBC,

I am writing with regard to the preferred development option. I have responded to the online survey, but since this survey seemed quite long and confusing, and I ended up repeating points several times, I'd like to set out my main issues:

1. Green Belt – I think there are very real concerns about the way the calculations have been made to determine that the large amount of proposed green belt release is really needed. The amount of green belt release proposed is way out of proportion to what is truly essential as a last resort. It's also not clear how the actual purpose of the green belt has been respected, nor how the level of green belt protection has been respected at a micro level – for example, there are many small areas of Grappenhall / Thelwall / Appleton that have “strong” green belt protection, but you have made a sweeping statement that this whole large area is “generally weak” – this is not supported by the data I looked at on your own website.
2. Housing and commercial need will be impacted by various significant factors like Brexit, recent government announcements about planning changes, and development of other towns and cities in the area. Green belt release should be a last resort once all other options have been exhausted and other potential opportunities considered.
3. Transport and other infrastructure must be funded and in place (or at least under construction) before any developments requiring such infrastructure are started. Too many times I hear stories of houses being built first, and then the promised infrastructure magically failing to materialize.
4. Given point 1, I specifically object strongly to the safeguarded land east of the A50 being removed from green belt at this time. This should be left till later even if the rest of the plan were to go ahead. The A50 could still be the green belt boundary.
5. More debate is needed on the density of housing (garden city versus smaller more concentrated developments).
6. There is significant risk of creating flooding situations with this amount of development in south east Warrington.
7. Where is the provision for housing for older people who might want to downsize their homes as they retire?
8. I am against running a large road through the land east of the A50 and joining with the trans pennine trail since (see point 4) I don't think this land should be released from green belt at this time. I realize that the marked route is only an “example” of a possible route, but in my view this should be ruled out. In any case I severely doubt whether such a route would be viable from a cost point of view. There are other options which I suspect would be much cheaper and better.

I would also like to mention that this is my personal response, but I am also a councillor on Grappenhall and Thelwall Parish council, and I endorse the official response from the council.

Finally, I would like to mention that I have discussed the PDO with many local residents, and seen thousands of comments about it by email and on social media. There is widespread public

opposition to many elements of these proposals, and also to the lack of publicity and transparency in the process, and finally the short time within which we should consider such radical changes to the local landscape. Such a short consultation seems very minimal when we are talking about an irrevocable change that will impact on our town for many decades to come.

Regards

