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28th September 2017

Dear Sir

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

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

- Public consultation without adequate advertising and held throughout peak holiday season.
- Public consultations being held prior to the infrastructure feasibility study results being completed and published. Council representatives have been unable to answer whether the feasibility study is taking place on all 5 reported options or just the preferred development option.
- Use of outdated and unclear maps when presenting plans at the public consultations.
- Conflicting answers have been 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?
- Misleading of the council to let the public to believe that the volume of housing required is something set by Government when it is WBC who have calculated the volume requirement.
- Majority of the proposed housing to be located in the least densely populated and more expensive areas of the town. Unaffordability but high council tax implications.
- While it may appear convenient for the council to repurpose the railway embankment considerations:
  - o state of disrepair of the high level bridge
  - o integrity, form and strength of the embankment
  - o destruction of wildlife/protected species habitats

- o 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.
- o 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.

Yours faithfully

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