

Dear Sirs

I am writing to express my concerns over the proposals raised by Warrington Boroughs Councils local development plan. Whilst I have endeavoured to complete your online form I have found it difficult to articulate my concerns against the format and questions in the online form. I would therefore ask you to consider the points outlined below and raised against the Warrington Local Plan Preferred Development strategic objectives.

W1 To enable the transition of Warrington from a New Town to a New City through the ongoing regeneration of Inner Warrington, the delivery of strategic and local infrastructure, the strengthening of existing neighbourhoods and the creation of new sustainable neighbourhoods whilst: delivering a minimum of 22,260 new homes (equating to 1,113 per year) between 2017 and 2037, and supporting Warrington's ongoing economic success by providing 381 Hectares of employment land between 2017 and 2037.

Warrington Borough Council needs to provide substantiation for the 24000 new homes. It is not stipulated by government and underpinning for the figures is unclear.

Why is there any requirement to transition to a New City. We have the benefit of being situated between two of the great cities in the north west, Liverpool and Manchester. Many residents have located within the Warrington Borough in order to be served by and take benefit from these two cities, whilst also having the advantages that Warrington Town and its surrounding suburbs and villages provide. The development plan will damage and destroy the communities within the town, suburbs and villages that we have developed and matured over the years.

The plan has not taken any consideration for neighbouring villages that do not come under the governance of Warrington Borough Council but are significantly impacted by the proposals, in particular the historic village of Moore.

W2 To facilitate the sensitive release of Green Belt land to meet Warrington's long term housing and employment needs, whilst ensuring the revised Green Belt boundaries maintain the permanence of Warrington's Green Belt in the long term.

One of the main purposes of greenbelt is to prevent neighbouring towns merging into one another. The proposed development plan effectively merges Warrington and Runcorn with Moore village sandwiched in the middle creating a continuous built environment between the two urban conurbations.

I would like to see evidence that brownfield sites have been fully maximised in the development plan proposals before green spaces, wildlife and natural areas are sacrificed.

W3 To strengthen and expand the role of Warrington Town Centre as a regional employment, retail, leisure, cultural and transport hub, whilst transfiguring the quality of the public realm and making the Town Centre a place where people want to live.

Great progress has been made in improving Warrington town centre. However, it is a town rather than a city and we wish for this to remain and see no substantiation driving this objective purely by the need to create a New City.

W4 To provide new infrastructure to support Warrington’s growth, reduce congestion and promote sustainable transport options, whilst reducing the need to travel and encouraging active lifestyles.

The 24000 new homes will add increased burden to an already strained infrastructure. The proposal for south west Warrington will add increased traffic to rural roads. With the new Mersey Link toll road due to open and Warrington and Halton Borough residents being charged a toll, there will be further traffic through the south west Warrington transport network in a bid to avoid the toll.

Please provide details of impact assessments undertaken for increased pollution.

Childhood obesity continues to grow yet plans significantly destroy green open spaces enjoyed by local and visiting public for recreational purposes. The south west Warrington area has seen a significant increase in cyclists due to incorporation of cycle routes across our area in particular routes along the A56 to Daresbury Science Park and linking into those networks within Warrington Borough and including the Trans Pennine Trail. Please provide details of consultation with Sustrans, Trans Pennie Way and other interested parties to demonstrate how the current infrastructure will be maintained and improved.

W5 To secure high quality design which reinforces the character and local distinctiveness of Warrington’s urban area, its countryside, its unique pattern of green spaces and its constituent settlements whilst protecting, enhancing and embracing the borough’s built and natural assets.

The development plan has not considered the character and distinctiveness of the countryside and green spaces.

In particular Moore Nature Reserve, a heavily used site for local and visiting residents of all ages, forms a valuable green lung for Warrington and under the current proposals will be lost.

Please demonstrate where the benefits of impacting on our local wildlife, protected species and habitats are gained.

The south western urban extension has ignored the historic setting of Moore village conservation area, which it will have a significant impact on.

W6 To minimise the impact of development on the environment through the prudent use of resources and ensuring development is energy efficient, safe and resilient to climate change and makes a positive contribution to improving Warrington’s air quality.

The Warrington Waterfront proposals alongside the Manchester Ship Canal have a huge detrimental effect on homes on Moss Lane in Moore. There is no evidence of any assessment of the impact of a commercial development on residential areas including noise, visual and air quality assessments.

The Waterfront development will have a significant impact on the local environment of Moore, a rural area full of green spaces, wildlife and habitats.

I trust that these points will be considered in the consultation.

I would also like to raise the concern that your consultant Arup have worked with Peel Holdings on many schemes within the local area and would like you to provide evidence to demonstrate that there is no conflict of interest in this matter.

Kind regards

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