



To: Warrington Borough Council

Please find below my objections to the PDO:

Loss of Green Belt land

1. Loss of Green Belt land which has been classified as having a weak contribution. I am unclear as to what the definition of 'weak contribution' is. This area is fully utilised for agricultural purposes currently and provides an essential green space for walking, exercising and nature.
2. Green Belts are to prevent urban sprawl and the loss of individual parishes such as Thelwall, Grappenhall, Lymm, Stretton and Appleton. If the development were to go ahead then these villages would be lost forever. I cannot see any exceptional rationale provided in the proposals that justify this loss of Green Belt land.
3. The National Planning Policy Framework (NPPF) Section 9, clauses 79 - 82 relating to the protection of the Green Belt, and under specific clause 83, states that Green Belt boundaries should not be altered unless by 'exceptional circumstances'. There are no clear details of 'exceptional circumstances' being proven by WBC.
4. Previously WBC had committed to the durability of the Green Belt until at least 2032 and yet this plan directly contradicts that statement. WBC has not demonstrated what has changed to affect this original commitment.
5. Effective use of Brownfield sites should be fully explored and exhausted before any building is allowed on Green Belt. There are currently potential Brownfield development sites that have not been included in the preferred plan.

Environment, Nature & Social

1. A high level environmental impact survey has not been included in the PDO.
2. The area to be developed around the A50 and Weaste Lane has a high flood risk, which doesn't appear to have been taken into account.
3. The area to be developed has a wide range of wildlife whose habitats would be decimated if this plan were to go ahead. Full justification needs to be given as to why this is acceptable. Personally, I have seen the following in the area to be developed around Weaste Lane / Bridgewater Canal:

- a. Kingfishers (protected)
- b. Lapwings
- c. Owls
- d. Bats (around our courtyard every evening)
- e. Buzzards (daily)
- f. Kestrels (daily)
- g. Herons
- h. Hedgehogs
- i. Badgers
- j. Foxes
- k. Water voles

4. The development plan would result in the loss, destruction and / or alteration of heritage assets and local village character and architectural distinctiveness e.g. listed buildings, ancient monuments, and ancient woodland. The community of Weaste Lane is already hemmed in by roads and the new strategic road will split the community and cut us off from Thelwall.

5. In Warrington, 4.8% of all deaths are caused by man-made particulate pollution in our air, which is equal to 95 unnecessary deaths a year. This is slightly worse than the average for the north west of 4.6%. In May 2016, the World Health Organisation said that Warrington is the second worst place in the North West for breaching air pollution safety levels. The proposed increase in traffic will only add to the existing air quality issues.

6. The development of the Trans Pennine Trail will result in loss of outdoor area for use for walkers, runners and cyclists (part of the National Cycle Route Network). This part of the trail is used heavily (I walk it every day) and also a haven for wildlife.

Roads / Traffic

1. A high level traffic survey has not been included in the PDO.
2. I believe more evidence is needed that the new strategic road is
 - a. Required – can public transport be improved? Green transport? Climate change – the council should be promoting green transportation rather than

encouraging more car use.

b. Needed in the proposed location – this will result in a heavily used public footpath being destroyed along with the demolition of many houses on Weaste Lane. What other options have been considered?

3. The new strategic road will massively impact the residents of the rural Weaste Lane area who will be subjected to increased noise, air pollution, traffic vibration, and loss of privacy.

4. No clear direction has been given on the new strategic road – is it a dual carriageway? Are there cycle lanes? How wide is it?

Consultation Process

1. The consultation process has been inadequate and badly communicated, taking place during the summer holiday period when many residents are away. The information presented at the consultations was unclear and planning officers gave vague answers to many questions.

2. I believe most residents of Warrington do not aspire to live in a city. I moved to this area for the rural community and green open spaces – should this development go ahead I will be forced to move away from an area I love.

3. If someone is likely to be worse off by development plans then they should be specifically identified and consulted, by hand delivered letters and telephone. This should be reinforced by street notices and press releases. I am a homeowner whose house will need to be demolished for the new strategic road. I have not been consulted at all about this – my home is a place I love and hope to grow old in. It is extremely distressing to be put in this situation and makes it impossible to sell my home or plan for the future.

Equality

1. This issue affects the whole of Warrington, it is not a just South Warrington issue. WBC has not been able to demonstrate that development is equally affecting all areas of the borough.

2. South Warrington is disproportionately affected by the PDO. North and Eastern Warrington are barely touched by the proposals.

New homes

1. The PDO is based on an assumption of 1,113 new homes per annum over the next

20 years, equating to around 24,000 new houses. Although the reasoning for this assumption is discussed in the PDO, the conclusion needs to be challenged in light of the current economic environment (Brexit). Adopting a lower assumption of new homes per annum could significantly reduce the amount of Green Belt land which would be needed for housing.

2. There is no Government requirement to produce a twenty-year plan even if long-term ONS statistics exist.

3. I believe that the housing and regeneration should be more concentrated in the town centre. This would have the advantage of requiring less Green Belt land or enabling a different type of housing mix to be built. Proposing a higher density in the town centre would match the desire of many new potential home buyers who would prefer to be close to public transport hubs to avoid needing cars.

Healthcare

1. Warrington Hospital is already operating at or near to capacity. Almost all of the GP / medical centres in Warrington are operating at or near to capacity.

2. The PDO makes mention of providing new health facilities in the Garden City Suburb and the South West Extension, there is no mention of increasing capacity at Warrington Hospital. The residents occupying the additional 24,000 houses will also need access to healthcare facilities - this has not been catered for.

