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Dear Sir

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

I 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- Use of outdated and unclear maps when presenting plans at the public consultations.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 believe that the volume of housing required is something set by Government when it is WBC who have calculated the volume requirement.
- There is enough Brownfield land in the area to build 15,000 houses. Potentially enough to meet a reduced housing requirement. Therefore allowing the council to protect and preserve existing green belt land.

- 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.
- 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?
- 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 daily 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?
- 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?

### **Main Issues of the PLDP:**

- **Housing: Increase in urban sprawl: Land + property speculation led plan.**
  - Significant loss of Greenbelt, landscape, ancient woodland, woodland rural character.
  - Loss, destruction and / or alteration of heritage assets and local village character and architectural distinctiveness e.g. listed buildings, ancient monuments, ancient woodland.
  - Traffic congestion / transportation: result in intensive and destructive road works throughout ALL Warrington both north + south.
  - Latchford + Bridgewater Canal listed bridges and under-pass under very severe threat of widening, alteration, demolition
  - Rural lane character under threat.
  - Poor consultation: residents not contributing to the principles of the PLDP.
  - Lack of a detailed plan to preserve and enhance the urban quality of north Warrington
- Another thing that needs highlighting to you the council and other interested parties is the CURRENT flood problems facing Warrington . What will be the effect of 24,000 new houses ( and Warehouses) loss of Moore Nature reserve which naturally absorbs millions of gallons of water . What studies have /are being done to assess the increased flood risk of development on such a huge scale. Im upset about losing any greenbelt but in particular the damage to Moore Nature

Reserve and the surrounding areas.

"When will the strategists and planners realise, that we can't breathe money. We need the oxygen generated by our trees. The peace and tranquillity of being around the natural world, reduces stresses and having respect for the environment is essential in the balance of life. Progress is not the creation of more wealth, rather the enrichment of our lives, which is as much generated by being able to enjoy our animals, birds, insects, flowers, and open spaces, as it is a bigger house or more money to buy a bigger television.

A television that we probably watch Sir David Attenborough on, talking about nature, in a house built on the very habitat he is probably educating us about – The irony!

This doesn't just impact South Warrington. This is a HUGE plan that will impact EVERYONE!

With regards

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