



---

I am writing to STRONGLY object to the Local Plan Preferred Development Plan proposals which have been Warrington Borough Council have are proposing and are currently consulting on.

The timing of the consultation period and public presentation process over the summer has been very poorly managed. Although it was extended by 2 weeks after pressure applied by local Councillors it is still bad timing only giving Parish Councils 2 weeks to review the documents and make comments.

Notification and publicity of the proposals have been poor for example publishing the registration 18 notice in the Westmoorlands Gazette with very little notification to local people many whom have only heard through objection group on social media.

Infrastructure in Warrington is appalling and the investment in this when Warrington has been growing as one of the fastest towns in shameful. This was admitted by Andy Farrell at a recent presentation he took part in with Cheshire East and we are on catch up but this only refers to the proposals to relieve congestion in the town centre not improve the roads, public transport, health facilities (Warrington hospital), public amenities (libraries etc), schools and this is particularly noticeable in the south of Warrington. I have just attended the Bridgewater School Open Evening and the Principal confirmed that they were consulting on closing the sixth form at the school a great example of under investing in the infrastructure.

Infrastructure needs to be in place before any new homes can be built otherwise it will never happen. South Warrington has no rail links and unless this happens the only option will be roads which are all already at capacity before a new housing. Households will have more than 2 cars due to the lack of alternatives which will mean over an additional 15,000 cars on the roads. Very simplistic proposals have been put forward by WBC in the LDP but how are they going to fund these without the developers when they need to be in first? Terry O'Neill has said no house would be built without the infrastructure being put in place however 1 HCA application in Stretton has been approved and 2 applications are due to go to planning committee in October. No improvement to infrastructure is proposed for these developments including the Link road to the top of Broad Lane which was required by the Warrington New Town plan to make these sites work.

Peel hold Warrington South to ransom, their lack of respect for the people surrounding the ship canal is shameful. The increase in use of the canal creates massive congestion issues in the town and while a new bridge of the canal might be in the plans this will bring its own problems. Peel have only just recently agreed to paint the swing bridges that look like they have seen better days I can see the putting any money up to fund a new bridge, CPO houses etc.

The impact of the new infrastructure proposals have been very poorly managed with people own houses in potential infrastructure routes who now have no way of selling their house and a very uncertain future. Given again the potential to make this happen is reliant on finding funding, technical issues etc it seems very unfair to have put this on these residents. Development in the north side would be far less tricky with easy access to so many arterial links it just comes like a sledge hammer to crack a nut or is it all about money/ politics?

Predicted yearly housing numbers are vastly over inflated not taking into account the migration of 18-25 year olds to the south, people moving away from Warrington as it a less attractive place to live, houses being built in affluent areas and people are not able to afford them.

I appreciate the method of calculating housing figures change recent DIRECTIVE from the government would suggest the numbers could be 24% less which could be accommodated on brown field sites.

Warrington council are going for easy wins which will attract developers instead of looking at the tough regeneration opportunities housing brings. WBC have suggested a waterside development in the town centre but this does not go far enough to creating a sense of place and where young people want to live (like a city). The Golden Square is a classic example of taking a quick win at the detriment of the rest of the town. The Bridge Street/ Market development is looking to address this but this is over 10 years on which shows the pace the system moves and forward planning.

The methodology for site selection report is a lengthy document and would take the majority of the consultation period to digest and contest but a number of obvious challenges come to mind:

Infrastructure: as I have said before Warrington South does not have any train lines the north have 2 and multiple stations

Environmental: the area of green belt the LDP is looking to turn into the 'Garden Suburb' is a mixture of farm land and naturally wooded areas the harm this would have on the evostructure of the area is huge.

The proposal to create a Garden Suburb around the village of Appleton Thorn is completely inappropriate. The village is one of the small pockets of Warrington that has its own identity which the recent adopted NDP is designed to protect. The idea of being surrounded by houses joining us the Appleton does not protect its identity. Leaving a single field buffer does not provide a significant enough of a separation and the increase of traffic through the village will be unacceptable. The location of a district centre on the side of the village with no houses near the Trading estate will mean all the traffic will go through the village unless the link to Broad Lane is created but this again comes back to who is going to fund this? The recent HCA proposals that have been deferred did not address this and this was an integral part of the original Warrington New Towns plan to enable this land to be realised.

The extension to Barelycastle Trading Estate provide another significant issue in terms of infrastructure. Junction 20 Lymm Interchange would need whole scale remodelling impacting onto the M56 and M6 making this proposal unviable. Direct access would be required into the estate which would be welcomed but again is not in my opinion deliverable. The proposed increase in industrial development adjacent to Barleycastle Industrial Estate is not going to grow the potential jobs but increase the council income. The location will attract further distribution companies which are huge units with sophisticated automating systems.

An announcement on the 14th September 2017 by the Communities Secretary Sajid Javid MP for housing Javid made a number of points which would seem to be the complete opposite the this proposal:

'In areas that struggle to meet their needs locally for example due to strong protection for areas like green belt - they will need to work with neighbouring councils to plan across a wider area.'

'The proposed system does not set targets, but it is a starting point to ensure that it will be quicker for each local area to produce a realistic plan of its housing need and review it at least every 5 years. It will make it easier for local people to engage with the plan-making process, ensuring homes are well designed to meet the needs of all the community, and important local environmental areas are protected.'

Why is Warrington looking to apply for City status? I appreciate there has been a recent climb down on this but again a recent presentation at the Cheshire Development Update on 25 September Andy Farrell confirmed that 'the new city programme of work will be Warrington's priority for the next 25 years'. Clearly this is not an proposal but the focus of the councils attentions but a recent Moody's assessment of the Warrington's debt rating would suggest we are not in a strong financial position to fund anything including infrastructure appropriate for a city.

In summary I believe the housing needs being proposed by WBC are significantly over exaggerated and a the numbers required could be built on brown field site protecting the green belt. The proposed location in South Warrington for a significant number of houses is not sustainable without significant investment in infrastructure which would not be required in other location in the town. The extension to Barleycastle Industrial Estate is in appropriate development in green belt. Finally the process of both timing and releasing outline proposal creating huge upset and potential finical hardship to effected house owners is appalling.

Please can you acknowledge this object and add my email to future correspondence.

[REDACTED]

[REDACTED]