

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

No

Please explain why you gave this answer

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

No

Please explain why you gave this answer

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

Greenbelt land should not be touched in any situation. Once Greenbelt land has been built upon there is no protection left and it will be a matter of time before all this land is built upon. I strongly object to any building work carried out on Greenbelt land especially when there are brownfield sites that could be used. Greenbelt are extremely important

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

No

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

No

Please explain why you gave this answer

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

Penketh does not have enough schools/ medical centres/ road infrastructure to support the suggested number of properties

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Yes

Please explain why you gave this answer

City centre??

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

No

Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Please explain why you gave this answer

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Please explain why you gave this answer

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Please explain why you gave this answer

QUESTION 14

Do you agree with our approach to providing new employment land?

Please explain why you gave this answer

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

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Please explain why you gave this answer

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No

Please explain why you gave this answer

No Greenbelt at all should be touched! This should be protected as a priority. Once Greenbelt is developed what countryside/ green space will be left for future generations. Appalled that this is being considered. WBC need to set an example and treat Greenbelt as they were intended. Amazed this is being considered under a labour lead authority.

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No

Please explain why you gave this answer

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Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

No

Please explain why you gave this answer

Your documents are not very reader friendly. Wonder if this is deliberate?

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

Why are areas liable to flooding being considered? Ie penketh areas? Have amenities such as schools, medical centre been considered. Greenbelt considered too- outrageous

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

Please explain why you gave this answer

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Yes

Please explain why you gave this answer

Again not very reader friendly. I couldn't even see which areas these were on map!

QUESTION 13

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Yes

Please explain why you gave this answer

No to penketh.

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Yes

Please explain why you gave this answer

How you intend to protect Greenbelt. What is 'management of Greenbelt'. What does it entail

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

No

Please explain why you gave this answer

The Need for new homes seems to have been worked out to drive the council's desire for Warrington to reach 'New City' status rather than serve the needs of people of Warrington

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

No

Please explain why you gave this answer

1) I don't believe the increase calculated is realistic. 2) There are a number of sites that could easily accommodate affordable housing within the town that seem to have been taken for car-parking space.

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

I believe there are alternative areas that could be redeveloped rather than build on green belt land. Also, given the amount of land that your documents state is good agricultural land, the future of food production would seem to be of more importance than housing

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

As stated previously, all development seems to be driven by the desire to promote Warrington to a 'New City' rather than serve the needs of the people of the town

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Please explain why you gave this answer

The number of homes to be built completely destroys the reason why people moved to this area in the first place. The attraction was semi rural location and premium price paid. To end up with property surrounded by high density developments is frightening and the potential loss in property value is real, maybe impacting retirement options

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

Moved here because of the green belt...loss of it equals a mini Manchester result

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Please explain why you gave this answer

Way too big, high density, destroying people's property value who live there now.

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See attached response

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Please explain why you gave this answer

see attached response

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Please explain why you gave this answer

see attached response

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No

Please explain why you gave this answer

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

Too little account has been taken of the growth in car ownership and of the existing challenges to road transport

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

Too little account has been given of brown field sites e.g. Fiddlers Ferry

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

Warrington should not seek to become a city

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Yes

Please explain why you gave this answer

Too little account of brown field e.g. Fiddlers ferry

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

Too little account of local opinions

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

Too little account of all the factors, especially that of brown field sites development over green belt

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

No

Please explain why you gave this answer

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

No

Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

Several factors have not been adequately taken account of, including: loss of green belt, traffic issues, adverse impact on Stockton Heath, environment and ecological and scale

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

No

Please explain why you gave this answer

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

No

Please explain why you gave this answer

QUESTION 14

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Yes

Please explain why you gave this answer

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Yes

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Yes

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Yes

Please explain why you gave this answer

A thorough environmental and ecological survey and further analysis of brown field sites

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

Not happy with assumption that the people of Warrington want it to become a city. increase in population, houses and jobs seems to be similar - implying all the houses will be one person households - is this a reasonable assumption?

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

No

Please explain why you gave this answer

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

Too much release of green belt land as preferred by developers to create more high cost homes. Warrington needs more affordable homes, not more high cost homes. Also assumes this is needed - see previous comments

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

Have the people of Warrington been asked if they want it to become a city?

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

No

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

Land has been identified by developers therefore may be biased to more profitable land as opposed to all land that may be suitable.

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

Too much release of green belt land as preferred by developers to create more high cost homes. Warrington needs more affordable homes, not more high cost homes. Plan should look to provide more affordable housing in city centre, waterfront and brownfield sites.

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

No

Please explain why you gave this answer

QUESTION 9

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Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

No

Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

Don't object in principle but may not be needed - see previous comments

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Yes

Please explain why you gave this answer

Don't object in principle but may not be needed - see previous comments

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Yes

Please explain why you gave this answer

Too much release of green belt land as preferred by developers to create more high cost homes. Warrington needs more affordable homes, not more high cost homes. Don't agree with the level of greenbelt designated in some areas in Lymm. The criteria do not seem to be correct - should maintain individual villages as well as preventing merging with Warrington e.g. Lymm and Oughtrington.

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Please explain why you gave this answer

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Do you agree with our suggested approach for dealing with Minerals and Waste?

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Plan mentions primary care services but not care home provision.

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Yes

Please explain why you gave this answer

PLEASE SEE ATTACHED DOCUMENT

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Before doing so I would like to point out that the email I received today 25/09/17 was the first I knew of the proposals so I could not have attended any of the 'open' events which have taken place. Incidentally none of the locations were easy and cheap for anyone living in Callands and reliant on public transport, such as myself to reach. The proposals, make no mention of the location of any further development in North Warrington which is already lacking in Community Facilities as compared to South Warrington. If the new majority of the new development is to be a Garden City it will have all that is required for Community Cohesion in addition to merely health and road provision.

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Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

It is not reasonable to offload responsibility to government for a near doubling of house building from expected need!

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

There are plenty of urban sites that could be redeveloped.

QUESTION 4

Do you agree with the new Local Plan Objectives?

Yes

Please explain why you gave this answer

Within the constraints all local authorities have this is not a bad option. However parts of the bouough in need of facilities or better transport links to facilities such as Callands appear to be neglected, yet again!

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Yes

Please explain why you gave this answer

Westbrook and Callands has precious little green space left, it needs what is left to be protected from further development.

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Please explain why you gave this answer

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

No

Please explain why you gave this answer

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Please explain why you gave this answer

You are proposing to release far too much land from green belt particularly in WA4 and I challenge why additional brown field sites cannot be considered. I live in the conservation area in Moore, I have lived here over 20 years. With the growth of Sandymoor, which I know is Halton BC we have seen considerable increase in traffic through the village and a lack of amenity infrastructure, despite it being promised. The purpose of green belt is to prevent neighbouring towns merging into one another- clearly this proposal would entail housing coming right up to the village boundary at the eastern side. There would be no green belt left and Moore would be swallowed up by characterless housing estates.

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

You are proposing to release far too much green belt. There needs to be greater use of existing brown field sites. What about the Fiddlers Ferry complex which will be redundant in the next few years.

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Yes

Please explain why you gave this answer

Too much green belt is proposed to be utilised in the south if the borough (WA4) . You need to consider a more proportional share across the borough and more consideration of brown field sites.

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

Too much green belt being released.

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

Too much green belt being released in the south of the borough

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

No

Please explain why you gave this answer

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Yes

Please explain why you gave this answer

Living in Moore for the last 20 years I make regular use of Moore Nature Reserve for walks and recreation (3-4 times a week) . I am deeply concerned to learn that we will effectively lose the Nature Reserve. This will be of massive detriment, not only from an ecological point of view but also greatly impact on the quality of life if those residents living in Promenade Park. The majority of people who live there are elderly people who have chosen this quiet spot to enjoy their retirement in a relaxed and tranquil environment.the port Warrington proposal indicates a large distribution centre with huge warehousing opposite Promenade park . This will spoil what is a lovely peaceful location, frequently commended in Cheshire Best Kept Village .Residents here need to be given specific and particular assurance that enforceable control measures are put in place.

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

No

Please explain why you gave this answer

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Yes

Please explain why you gave this answer

Too much green belt being released in the south of the borough <WA4) . See previous comments about impact on Moore

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

No

Please explain why you gave this answer

QUESTION 14

Do you agree with our approach to providing new employment land?

No

Please explain why you gave this answer

Do not agree with the proposal to develop Port Warrington with the loss of the Nature Reserve and the detrimental impact on the ecology and residents in Promenade Park.

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Yes

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

No

Please explain why you gave this answer

No comment to make

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Yes

Please explain why you gave this answer

Greater consideration if utilising brown field sites. For example Fiddler Ferry site which will be available in the next few years.

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

Projections have been based on previous economic output. Brexit and economic slowdown will reduce economic growth and lead to a lower demand for housing.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

The use of brownfield sites has not been full researched and investigated. Why haven't the Council projected 100% use of existing brownfield sites prior to looking at other sites?

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

Green belt is needed to ensure the health and wellbeing of all our residents. Please refer to policy statements by the Campaign for the Protection of Rural England, as to why the Green Belt is so important to protect.

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

For reasons given in previous answers. The destruction of communities and the upheaval of social fabric has not been adequately considered. There are scant details on the infrastructure needed to accommodate the new residents. The impact on congestion would be severe. Warrington will become part of a concrete corridor with huge destructive impacts on the environment, and severe public health impacts.

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

No

Please explain why you gave this answer

It's all conjecture. It is not evidence based. The models and frameworks are based on the economic situation in years previous. Economic conditions have changed significantly.

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

No

Please explain why you gave this answer

As per previous answer.

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

The PDO makes too many assumptions about economic growth. The PDO is not people-centred or led by grassroots community organisations.

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Yes

Please explain why you gave this answer

I live near the town centre. With an increase in vehicles there would be a corresponding increase in air pollution and congestion. Also, more development would mean less parks and green spaces - effects on public health. More homes in the town centre will place greater pressure on resources such as doctors; schools; shops; and other services. Again, no infrastructure is planned to support an increase in population.

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Yes

Please explain why you gave this answer

This is all about Peel Holdings and their ambitions to increase development and make more money for themselves. It's not about providing any benefits for the people who live here.

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

The Garden City Suburb would destroy the village lifestyle for thousands of people currently living in Stretton; Appleton; Grappenhall; and Thelwall. Major urbanisation of the type planned would destroy the appeal of South Warrington and would have an adverse effect on the health and well-being of residents.

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Yes

Please explain why you gave this answer

It's unnecessary, as is the rest of the plan. The impact on the environment would be extreme and the transport network would not be able to deal with the extra traffic.

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

No

Please explain why you gave this answer

QUESTION 14

Do you agree with our approach to providing new employment land?

No

Please explain why you gave this answer

Your approach to forecasting is flawed and not evidence led. The nature of employment itself could change significantly in the next 20 years. For example, more and more people are working from home with IT improvements.

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Yes

Please explain why you gave this answer

GTR people need dedicated sites (but not at the expense of the green belt).

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

No

Please explain why you gave this answer

Because the suggested plan does not inspire any confidence I'm afraid

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Yes

Please explain why you gave this answer

Tear it up and start again. A local plan needs to be grassroots led and based on a model like the Neighbourhood Development Plan. But, the main thing is, you have got your projections all wrong. Most importantly, building on green belt is foolish and harmful to public health.

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

No

Please explain why you gave this answer

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

No

Please explain why you gave this answer

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Please explain why you gave this answer

QUESTION 4

Do you agree with the new Local Plan Objectives?

Please explain why you gave this answer

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Please explain why you gave this answer

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

Please explain why you gave this answer

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Please explain why you gave this answer

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Please explain why you gave this answer

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Please explain why you gave this answer

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Please explain why you gave this answer

QUESTION 14

Do you agree with our approach to providing new employment land?

Please explain why you gave this answer

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Please explain why you gave this answer

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Please explain why you gave this answer

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Please explain why you gave this answer

QUESTION 4

Do you agree with the new Local Plan Objectives?

Please explain why you gave this answer

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Please explain why you gave this answer

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

Please explain why you gave this answer

QUESTION 8

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Please explain why you gave this answer

QUESTION 9

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Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

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QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Please explain why you gave this answer

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Please explain why you gave this answer

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Please explain why you gave this answer

QUESTION 14

Do you agree with our approach to providing new employment land?

Please explain why you gave this answer

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

Some development is inevitable, but the type of housing development needs to be revisited. Let me briefly explain: I have lived in Lymm for [REDACTED] years and have seen a lot of housing development. The justification for this development has always been there is a demand/need for it. In response to such demand more executive homes and affordable housing (herein referred to as family homes) have been built. These family homes are predominately meeting the needs of families. However, no consideration has been given to building houses for older people, whose children have grown up and have left home. A lot of these people would like to down size, but wish to stay in their community/Lymm area. However, they are unable to find a suitable alternative, hence they remain in their large family home or family homes that are too big for them. By building more houses to enable people to downsize would reduce the need to build so many new family homes. They would also need less house space and garden space, thereby reducing the pressure to release Green Belt. The proposed plans are for over the next 20 years, which it is envisioned there will be a lot of growth. This will coincide where there will be a considerable growth in the ageing population and a decrease in the availability of careers. Therefore, there is a need to build more homes for the older population and that they are suitably built to enable to live independently for longer.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

From the plans, a lot of land along both sides of Cherry Lane have been earmarked for development and it appears that the only type of development in Lymm is to build more homes. However, the infrastructure i.e. number and size of roads seem to remain unchanged. Due to my work, I travel north on the M6. Over the years, I have experienced the volume of traffic increasing along Cherry Lane, therefore longer delays in getting on to the motorway. If the development along Cherry Lane is to go ahead, serious consideration will need to be given to build suitable infrastructure to support the inevitable increase in traffic volume.

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

Building houses in Lymm is a property developer/builder's dream come true, as all they have to do is build houses predominately aimed at the more expensive end of the market. Such houses take up a lot of space. Smaller houses and those that meet the needs of older people will take up less space, hence less Green Belt.

QUESTION 4

Do you agree with the new Local Plan Objectives?

Please explain why you gave this answer

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Please explain why you gave this answer

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

Please explain why you gave this answer

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Please explain why you gave this answer

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Please explain why you gave this answer

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Please explain why you gave this answer

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Please explain why you gave this answer

QUESTION 14

Do you agree with our approach to providing new employment land?

Please explain why you gave this answer

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

I believe there is an ambition to develop Warrington as a city. This is both unrealistic and unwanted by the residents, myself included.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

I believe more use could be made of brown field sites.

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

there are 2 aspects to this:1. More use could be made of brown field sites.2. An over estimate of the need for new properties means that you have grossly over estimated the amount of green belt land that you plan to destroy.

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

It makes me very angry that the Council's ambition to develop Warrington into a city has influenced their plan to cause long term destruction of the character of the area and the local environment.

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Yes

Please explain why you gave this answer

Green belt used to mean that this land was protected, and people have chosen to purchase homes near green belt areas on this understanding. The greed of local landowners and the pathetic ambitions of councillors has made a mockery of this. Green belt areas adjacent to urban development should not be fair game for destruction. These green areas are valued particularly highly.

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

Again, I believe there are over ambitious predictions that have made all proposed developments too extensive.

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

See previous responses.

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Yes

Please explain why you gave this answer

It is ridiculous to fantasise about Warrington being a city. The local topography of canals and river mean that the infrastructure can never really be developed to cope with the kind of development being proposed without completely destroying the whole area. Not the sort of place I would ever want to live!

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Yes

Please explain why you gave this answer

See previous comments.

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

The character of the area, along with its history and heritage would be totally destroyed if these plans go ahead. There are few accessible green areas in Warrington and the loss of this one would be detrimental to the whole town. (Notice I use the word town and not city - get real!)Such a massive development would need more roads than have been proposed. South Warrington is already totally chocked with traffic. As I have stated previously, the geography of the area precludes development of the necessary infrastructure.

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Yes

Please explain why you gave this answer

I feel particularly strongly than this is a step too far. We had already been warned about the proposed future use of fields near Grappenhall and Appleton Thorn, but this has come as a shock. the unnecessary destruction of the natural environment along with wildlife and their habitats would detract from the area so much that I and many others would no longer wish to live here.The already struggling traffic systems would virtually grind to a halt on a regular basis - they already do when there are problems on the motorways.The atmosphere of Stockton Heath would be ruined, as it could no longer cope with all the people and cars that would swamp it.

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Yes

Please explain why you gave this answer

I believe that you will find that they are not required, as I do not agree that so many new houses are needed.

QUESTION 14

Do you agree with our approach to providing new employment land?

No

Please explain why you gave this answer

As I don't believe so many houses are needed, it follows that new employment land won't be required. It would be better to develop employment opportunities in the existing town centre for those who already live here. Also, there is a growing trend for more flexible work patterns that mean that a lot of people now work from home (or coffee shops!), anyway.

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Yes

Please explain why you gave this answer

Uncertainty over definition of traveller .

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

No

Please explain why you gave this answer

Fewer houses=less waste.

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

No

Please explain why you gave this answer

The whole plan is a ridiculous over statement of what is feasible or wanted for a town such as Warrington. The council seems intent on destroying the whole environment, history and heritage that make the majority of

current residents want to live here. Has it not occurred to you that if people wanted to live in a city, they would be living in a city, not Warrington?!

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Please explain why you gave this answer

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Please explain why you gave this answer

QUESTION 4

Do you agree with the new Local Plan Objectives?

Please explain why you gave this answer

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Please explain why you gave this answer

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

Please explain why you gave this answer

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Please explain why you gave this answer

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Please explain why you gave this answer

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Please explain why you gave this answer

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Please explain why you gave this answer

QUESTION 14

Do you agree with our approach to providing new employment land?

Please explain why you gave this answer

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

Why is there so much building planned for south of the Manchester Ship Canal? Green Belt land?

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Please explain why you gave this answer

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

Why are you planning to take so much Green Belt south of Warrington?

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

Too much use of Green Belt land south of Warrington. Why not Brownfield sites north of Warrington?

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Yes

Please explain why you gave this answer

Do not like the idea of 'Garden City Suburb'. Warrington is not a city.

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Please explain why you gave this answer

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

Too many houses

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

No

Please explain why you gave this answer

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Yes

Please explain why you gave this answer

Too many houses again

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

Way too many houses on Green Belt land.

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Yes

Please explain why you gave this answer

Again too many houses on Green Belt land.

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Yes

Please explain why you gave this answer

Why an extra 500 homes in Lymm? There is too much building in Lymm now.

QUESTION 14

Do you agree with our approach to providing new employment land?

Please explain why you gave this answer

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Yes

Please explain why you gave this answer

Warrington is going to be one huge car park with traffic jams everywhere.

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

Burtonwood is congested enough with traffic passing through off the motorway and from surrounding areas. There's limited amenities for the residents already living in Burtonwood so more properties will put pressure on the village and more pollution. The school's will become overcrowded and the children in the area won't be able to use the green areas for leisure activities.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

There's plenty of rundown brown belt areas that housing and employment could be built on, why does the council have to destroy green areas and subject residents to concrete jungles. A lot of villagers use the green areas in the village for leisure.

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Please explain why you gave this answer

QUESTION 4

Do you agree with the new Local Plan Objectives?

Please explain why you gave this answer

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Please explain why you gave this answer

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

Please explain why you gave this answer

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Please explain why you gave this answer

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Please explain why you gave this answer

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Please explain why you gave this answer

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Please explain why you gave this answer

QUESTION 14

Do you agree with our approach to providing new employment land?

Please explain why you gave this answer

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Please explain why you gave this answer

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Please explain why you gave this answer

QUESTION 4

Do you agree with the new Local Plan Objectives?

Please explain why you gave this answer

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Please explain why you gave this answer

QUESTION 7

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QUESTION 8

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Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

Why have the council made a 20 year plan? As far as I am aware, there is no government requirement for such a plan!

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

Without knowing what effect Brexit is going to have, how on earth can the council at this point of time make any detailed plans for the next 20 years? Until 2019, when we will POSSIBLY have a greater understanding of the Brexit fallout, surely it is then when a shorter term plan should be made which will be more in line with what is actually going to be needed!

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Yes

Please explain why you gave this answer

I am totally at a loss as to why Green Belt land is going to be used for further housing in a new Garden City ????...we at present live in a beautiful TOWN with areas of natural beauty which are going to be decimated !!! Many of the fields act as flood plains, and the quaint little villages which we have at present, like Grappenhall, Appleton Thorn, etc will be ruined as they become built up and lose everything that gives them their charm and makes them lovely areas to live. I am also appalled that natural habitat for wildlife will be bulldozed and lost forever! Again, I ask why we need a 20 year plan, which is not required by the government. At the very least all available brown belt land should be used before the green belt is destroyed!!!

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

No, how anyone can work out what will be needed over 20 years, when we have no idea of the Brexit fallout seems totally ludicrous!!!

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

No

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Please explain why you gave this answer

See my previous comments regarding the use of greenbelt!

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Please explain why you gave this answer

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Please explain why you gave this answer

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Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

I don't understand how this has been worked out and feel that further clarity is required from the Council. As I have stated in my attached response, I am concerned that the number of new homes is disproportionate with what Warrington Town actually needs and is more about thinking about transforming the Town into a City which is not desirable.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

I do not think that enough brownfield sites are being utilised, rather the greenbelt is being proposed as it is more profitable for the developers.

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Yes

Please explain why you gave this answer

I do not think that the reason the Council has provided is the exceptional circumstances that the NPPF requires for greenbelt development.

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

Whilst I agree with the need for additional housing, this purely comes down to the fact that I do not agree with the amount of housing the Council has determined and that I am still unsure as to how that amount has been calculated.

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Yes

Please explain why you gave this answer

The Council's 2014 Local Plan did not include South Warrington at all, only now that the developers have taken the Council to court and won has the council decided that a huge (so called GARDEN CITY!) in South Warrington is required whilst they never even considered it 3 years ago!!! I agree that development is required in this part of Warrington but not at the levels this plan suggests nor on our precious greenbelt!

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

I don't understand how any of them were chosen to be honest, it rather seems more like a tick box exercise with the preferred option always being the preferred option with the other 'options' created to show that something else was considered.

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

Again this comes back to the fundamental point of whether the amount of housing the Council states we need is actually what we need. If we don't get that right initially it is hard to comment on whether the options are sufficient. My thoughts are that the number of housing identified by the Council is excessive and therefore so is the preferred development option.

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

No

Please explain why you gave this answer

As already discussed it is hard to respond when the fundamental need for the housing is in question.

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

No

Please explain why you gave this answer

As already discussed it is hard to respond when the fundamental need for the housing is in question.

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

As already discussed it is hard to respond when the fundamental need for the housing is in question. However, I do feel that the garden CITY suburb is excessive. I have already identified many issues within my attached response, these include additional traffic, air quality, destruction of our greenbelt (which cannot be repaired once destroyed), existing property value depreciation, current facilities failure to cope with the current population etc. In addition to refer to this plan as a garden CITY suburb shows how out of touch the Council are with the people of the town. This is not something we want. In the proposed area of the garden CITY suburb are a series of villages. Why would we want the character of these areas to be destroyed by creating a large urban environment, called a 'garden' when all this proposes to do is pave over that garden, our greenbelt. And to use the word CITY when we are not one but a very proud town is very out of touch with the people of this town.

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

No

Please explain why you gave this answer

As already discussed it is hard to respond when the fundamental need for the housing is in question.

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

No

Please explain why you gave this answer

As already discussed it is hard to respond when the fundamental need for the housing is in question. However, nowhere should the greenbelt be affected!!!

QUESTION 14

Do you agree with our approach to providing new employment land?

Yes

Please explain why you gave this answer

To a certain extent. Yes employment land is required and this should be in areas of existing employment but sustainable travel links are required to ensure that these proposals do not affect or create additional traffic woes in Warrington or on the surrounding motorway network. Please please put some more thought into sustainable travel, we desperately need this to be considered.

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

No

Please explain why you gave this answer

I don't really have a comment on this part of the plan. However, fundamentally if the Council has got it wrong with regards to the proposed housing allocation (and that is an if) then I find it hard to agree with any part of this document until I have a clearer idea of how the numbers were determined.

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

No

Please explain why you gave this answer

I don't really have a comment on this part of the plan. However, fundamentally if the Council has got it wrong with regards to the proposed housing allocation (and that is an if) then I find it hard to agree with any part of this document until I have a clearer idea of how the numbers were determined.

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Yes

Please explain why you gave this answer

I have provided a long and detailed response in my letter attached to this questionnaire.

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

No

Please explain why you gave this answer

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

No

Please explain why you gave this answer

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

Why should you need to build on greenbelt when there is plenty of brownfield sites. Also the term greenbelt release makes it sound like a standard approach, yet it should be protected unless exceptional circumstances. New housing is not exceptional circumstances, and the amount of new houses already and currently being developed in warrington is extreme already, with neither the infrastructure or services to look after the current population. When you apply this to Burtonwood, the impact looks even more disastrous. This is a small rural village, our roads are clogged and our services are beyond breaking point. To put extra strain on this community would no doubt be the final straw for most hard working residents.

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

No, i wholeheartedly disagree with any building on greenbelt. Especially when it is being hushed in without consultation with the residents. Even the parish councilor was apparently not informed of the consultation. Appalling.

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Yes

Please explain why you gave this answer

Makes perfect sense to me, obviously all the council is interested in is making money. Kick backs from developers, extra revenue in taxes, its pretty clear the actual residents already in this town are just cattle in your eyes, to milk! I think its about time you started investing some of our council tax back in to burtonwood. You seem pretty happy to take the cash, but i look around and i can't see anything to show for it. So please don't build extra houses here when you can't even look after the people you already have. We don't want to turn in to another chapelford village

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

Only that no one seems to have seen or been party to any assessment...

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

I would rather see something towards the current needs. There is next to nothing for our children to do in this village. The roads are dreadful. The only thing going for it is the lovely farm land, which you lot seem hell bent on selling off to developers!

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

No

Please explain why you gave this answer

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

No

Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

What is Warrington Garden City Suburb ?

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

No

Please explain why you gave this answer

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Yes

Please explain why you gave this answer

Yes - don't do it.

QUESTION 14

Do you agree with our approach to providing new employment land?

No

Please explain why you gave this answer

I think Omega has been more than enough for this town.

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

No

Please explain why you gave this answer

No idea

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

Too many calculated without justification

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

To much allocated without justification

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

No land should be released from green belt at all. I am fundamentally opposed to this. Use brown belt land of which there is lots,.

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

Why is there a need for garden city suburb. No justification

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

No

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

No

Please explain why you gave this answer

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

No use of green belt should be permitted. No consideration of impact on existing residents, traffic, utilities, doctors, hospitals. New housing has already caused routine power cuts and unacceptably low water pressure. There are limited routes into Warrington for traffic and no solution to proposed increase.

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

No

Please explain why you gave this answer

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

No

Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

Fundamentally opposed. It must not go ahead. I cannot see any valid justifications.

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Yes

Please explain why you gave this answer

Not acceptable

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

No

Please explain why you gave this answer

QUESTION 14

Do you agree with our approach to providing new employment land?

No

Please explain why you gave this answer

There are lots of unused and in some cases un cared for employment buildings. No more is needed.

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Yes

Please explain why you gave this answer

You should consult fully. The approach where the council provides no time to consult and does not promote the consultation until backed into a corner by the mp is totally unacceptable for an elected public ally accountable body.

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

Whilst I accept the Government's requirements of the Council in terms of contributions to housebuilding targets and have seen the very recent guidance on calculation of numbers, the proposals set out in the PDO exceed these requirements without clear justification.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

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 dwellings. Although the reasoning for this assumption is discussed in the PDO, the conclusion needs to be challenged in light of the current economic environment and in light of Brexit and its likely impact on the economy. There appears to have been no attempt to model requirements in the event of any economic downturn over the coming 20 years - there are very few 20 year periods in history which have seen consistently strong economic growth. The omission of any Brexit considerations is a significant flaw in the Council's assessment. Adopting a lower assumption of new homes per annum could significantly reduce the amount of Green Belt Land which would be needed for housing. In various parts of the PDO, reference is made to Warrington 'New City'. The aspirations of WBC to become a city are not necessarily shared by residents. Such aspirations appear to be driving a higher housing assumption and employment assumptions than may otherwise be necessary or realistic.

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

The PDO includes the release of greenbelt land to support 9,000 new homes over the next 20 years. Paragraph 83 of The National Planning Policy Framework indicates that established Green Belt boundaries should only be altered in 'exceptional circumstances'. There is no definition of 'exceptional circumstances'. WBC indicated on page 15 that they believe that these are exceptional circumstances, but their reasoning is unclear. I don't believe that WBC has made a strong case for the release of so much greenbelt, in particular in South

Warrington. The Council has placed significant reliance on a report dated October 2016 by Arup. I am aware that this report has already been challenged in the following areas:-(1) The status and accountability of the report and the assessors involved;(2) The insensitivity of the Arup methodology in classifying greenbelt;(3) Inconsistent results within the Arup reports; and(4) An incomplete process of greenbelt assessment. It is clear that WBC should respond to these concerns and the report should be set aside and revisited before moving to the next stage of the Local Plan.The greenbelt land the Council proposes to build on is not 'spare' land, it is actively being used for agricultural purposes. In the current context of uncertainty following 'Brexit' and broader climate change, WBC should make more effort to release little or no greenbelt land. This issue affects the whole of Warrington, it is not a South Warrington issue. Brownfield sites should be exhausted before any building is permitted on Green Belt Land.

QUESTION 4

Do you agree with the new Local Plan Objectives?

Yes

Please explain why you gave this answer

I broadly agree with most of the objectives (with the exception, to an extent of the point regarding recognising that Green Belt land is required to be released as I don't believe enough effort has been made to exhaust brownfield site opportunities. Further, I don't believe that the PDO as set out achieves several of the Strategic objectives - In terms of the objective 'to establish the principle that new development will be required to contribute to the strategic infrastructure necessary to deliver the New City and regenerate Inner Warrington', the PDO does not contribute enough to the regeneration of Inner Warrington and is woefully lacking in detail regarding infrastructure improvements.Regarding the objective 'to ensure the Plan aligns with the Council's Health and Wellbeing Strategy' - the proposals will significantly reduce the quality of life for many Warrington residents as it will lead to significant loss of green space (in particular in South Warrington), increased traffic, congestion and pollution (in areas where air quality is already known to be significantly below legal levels), irreversible damage to the environment etc. The PDO fails to preserve the setting and character of much of South Warrington and this can only have a negative impact not he health and wellbeing of its residents.Finally as regards whether the PDO 'meets the requirements of the National Planning Policy Framework (NPPF)' - I don't believe that it does. Paragraph 173 of the NPPF headed Ensuring viability and deliverability states:- Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable. Furthermore, Paragraph 177 states:- It is equally important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion. To facilitate this, it is important that local planning authorities understand district-wide development costs at the time Local Plans are drawn up. For this reason, infrastructure and development policies should be planned at the same time, in the Local Plan. Any affordable housing or local standards requirements that may be applied to development should be assessed at the plan-making stage, where possible, and kept under review. The NPPF makes it clear that it is for the Council to demonstrate the deliverability of the Local Plan. The Council has failed to do this nor has the Council provided proper costings to demonstrate that the infrastructure necessary to facilitate the development can be funded.

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

No

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

Once again, I believe too much weight has been given to the October 2016 Arup report and not enough consideration of the views of Warrington residents has been taken. Further, the methodology by which greenbelt contribution has been assessed appears to be flawed and inconsistent and this renders the assessment of the different options void due to reliance on inaccurate information.

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

I am thoroughly unhappy with the content of the PDO for reasons already stated and would make the following additional comments:-Sheer scale of the proposed Garden City Suburbâ€ The proposal of a Garden City Suburb in South Warrington has horrified many of the residents who currently live in this area. The smaller villages such as Appleton Thorn, Grappenhall and Stretton, which are currently separated from one another by fields, will be completely engulfed by the new residential developments. This will completely change the character of the area and destroy its history and heritage.â€ The ability to access and enjoy green space is an amenity in itself and the loss of such a significant amount of green space will be detrimental to all residents, not just local ones.Stockton Heath is already over capacityâ€ Stockton Heath is not mentioned specifically in the PDO but the impact of the Garden City Suburb and the Warrington South West Extension on this village will be enormous.â€ The traffic lights at the junction of the A49 and the A56 in Stockton Heath are already operating at capacity and the A49 flowing through the village is frequently at a standstill.Traffic issues and geography - A high level traffic survey has not been included in the PDO. This is a fundamental omission and one which questions WBC's ability to show that the PFO is deliverable from a cost and a feasibility point of view.- I was told by a Council transport representative at one of the consultation events that the 'Garden City Suburb' element of the Pro could not go ahead should funding for the Warrington Western Link not be achieved - this also calls into question deliverability of the plan- Warrington is uniquely positioned close to the M6, M56 and M62 motorways. The growth of Warrington has often been attributed to its proximity to the transport network. However, Warrington is affected detrimentally whenever there are problems on the motorway network. In addition, it seems that insufficient assessment has been made to satisfy the requirements of the Highways Agency in relation to the likely impact of the PDO on the Strategic Road Network - which calls into question deliverability again- Whilst I am supportive of investment in infrastructure should housing developments take place, the PDO includes a number of routes which cause serious concern. These routes will result in the deterioration of the quality of life for current residents who

will be subjected to increased noise, air pollution and vibration from the increased traffic flow:- The 'Eastern Link Road' from M56 Junction 10 to the north of the Manchester Ship Canal would cut right through the proposed new residential areas. On the downside, this would provide a new HGV access road to the Barleycastle Trading Estate (which, at the moment, is only accessible from the M6 junction). It would also provide an alternative route for traffic caught up in problems on the M56 / M6 motorways. - The PDO also suggest the use of an old railway embankment and bridge to the west of Latchford Locks as a new strategic transport route. Again, this route would be detrimental to the people currently living in this area.- The 'Howshoots Link' from Grappenhall Heys to the M6 junction would effectively become an alternative HGV route for traffic coming to/from Warrington and Runcorn areas, leading to even more traffic flowing through the A49 and A56 in Stockton Heath.- Warrington residents have to pay the tolls to cross the new Mersey bridge crossing. There is concern that the Link new roads through South Warrington will attract traffic that would otherwise have used the Mersey crossings if there was no toll to pay. - In the 2011 Census, 81% of Warrington households had access to at least one car / van with 39% having access to two or more cars / vans. Nationally, just over a quarter (26%) of households had no access to a car / van which was considerably higher than in Warrington (19%) indicating higher levels of car ownership in Warrington. If a further 24,000 households are created in Warrington without substantial investment in sustainable transport options, the traffic situation will deteriorate further.

Environment – A high level environmental impact survey has not been included in the PDO. – A wide variety of animals and birds live in the greenbelt areas including badgers, water voles, great crested newts and bats. – In May 2016, the World Health Organisation reported that Warrington is the second worst town / city in the North West for breaching safe levels of air pollution (second behind Salford). According to the WHO, ambient air pollution is the greatest environmental risk to health and causes more than 3 million premature deaths worldwide each year. Although Warrington Borough Council claims to take air pollution seriously, recent council decisions suggest this is not the case (e.g. the new multi-storey car park in the town centre and the increasing bus fares / reduced bus services). Unless the Warrington transport infrastructure can be improved significantly through appropriate investment in sustainable transport, the level of air pollution will increase – this will affect all Warrington residents, not just those living closest to the new housing developments. Higher density in the town centre, lower density in outer areas should be explored – WBC have used a housing density of 30 dwellings per hectare throughout the PDO. – Achieving a higher housing density in the town centre (such as apartments) of up to 40 dwellings per hectare could mean that a lower density could be achieved elsewhere in the PDO. This would have the advantage of requiring less greenbelt land or enabling a different type of housing mix to be built (such as bungalows for elderly residents). Proposing a higher density in the town centre would match the desire of many new potential home buyers for housing without gardens, close to the town centre for social life and close to public transport hubs to avoid needing cars.

Healthcare – Warrington and Halton hospitals are already operating at or near to capacity. Almost all of the GP / medical centre in Warrington are operating at or near to capacity. – Whilst the PDO makes mention of providing new health facilities in the Garden City Suburb and the South West Extension, there is notably no mention of increasing capacity at Warrington Hospital. The residents occupying the additional 24,000 dwellings will also need access to healthcare facilities.

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

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

No

Please explain why you gave this answer

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

No

Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

See previous comments. The proposals for South Warrington are so aggressive as to almost seem vindictive. The residents here are deeply upset by the proposed decimation of the area, and given reasons already stated much of the proposals seem to be based on a flawed, inaccurate and inconsistent assessment of the contribution of green belt land in South Warrington. Should the proposals go ahead as planned i, for one, will be looking to move away from the area. I feel the proportion of greenbelt which the PDO plans to release for the 'Garden City Suburb' is wholly unwarranted and that South Warrington is being unfairly targeted in taking more than its fair share of green belt release. Please see also all previous reasons detailed under previous answers.

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Yes

Please explain why you gave this answer

See previous comments regarding Garden City Suburb and also regarding deliverability - in particular relating to the Warrington Western Link

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

No

Please explain why you gave this answer

QUESTION 14

Do you agree with our approach to providing new employment land?

No

Please explain why you gave this answer

Over enthusiastic assessment of the amount of employment land required with no modelling to factor in the potential impacts of Brexit/any potential economic downturn.

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

No

Please explain why you gave this answer

The National Planning Policy for Traveller sites (2015) makes it very clear that inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. The proposals to provide 3 permanent sites at Pennington Lane, Two Acre Caravan Park and Grappenhall Lodge are primarily driven by the assertion that the sites contribute poorly to the green belt. My previous assertions regarding over-reliance on the October 2016 Arup report and its inaccuracies in terms of methodology in assessing green belt contribution apply here also.

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

No

Please explain why you gave this answer

The siting of a major waste facility in the centre of Warrington accessible only via already over-congested roads appears illogical and unsustainable - again calls into question the deliverability of the plan

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Yes

Please explain why you gave this answer

More emphasis on using brown field sites first, significant requirement for detailed traffic modelling, significant requirement for major environmental studies to include air quality assessment and modelling, impact on wildlife etc. Far more detail required on deliverability of infrastructure in all areas - transport/traffic, education, health etc

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

â€¢ 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. Just a few weeks ago, the government published a housing formula which would in fact result in Warrington requiring much fewer homes than the plan suggests. Therefore the calculation used in the PDP is flawed and the 24,000 figure will not stand up to scrutiny.â€¢ Unreasonable of the council to base calculation of the housing requirement on figures produced: o pre Brexit announcement o when it was believed that the HS2 line would require a stop in Warrington o recent Government announcement of revised housing requirement calculation methodology. â€¢ 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.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

â€¢ Warrington Council have failed to conduct future economic/employment studies to understand the implications of employment needs and the land required to support the types of jobs that would potentially be required. Technology, Brexit, trends in employment, public transport links etc all need to be taken into account. â€¢ 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.â€¢ There is no requirement from the government for councils to have a 20 year plan. A less onerous 10 year plan would meet the requirements and allow for economic/technological/Brixit and HS2 (and other national infrastructure initiatives) to be better understood and plans can be created accordingly to meet those opportunities/challenges in a more manageable way.

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

Not enough detailed information has been provided by the council through its flawed communication/consultation activities for me to understand if you have appropriately worked out the amount of land to be released from the Green Belt. Unreasonable of the council to base calculation of the housing requirement on figures produced: o pre Brexit announcement o when it was believed that the HS2 line would require a stop in Warrington o recent Government announcement of revised housing requirement calculation methodology.

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

I wish to object to the current Preferred Development Option for the following reasons: Inadequate public consultation without adequate advertising and held throughout peak holiday season. I had to find out about it via Facebook while on holiday which is totally unacceptable. The level of communication has been shockingly ineffective and deliberately vague. I believe the consultation period to be a sham exercise given the way the whole thing has been handled by Warrington Borough Council and its officers. The level of transparency has been shockingly low "this is the UK in 2017 for goodness sake, a democracy."

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. Extremely difficult to make sense of what was actually being proposed and conflicting responses from council officers as to what some drawings on the maps actually represented. 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?

Warrington Council have failed to conduct future economic/employment studies to understand the implications of employment needs and the land required to support the types of jobs that would potentially be required. Technology, Brexit, trends in employment, public transport links etc all need to be taken into account. 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. Just a few weeks ago, the government published a housing formula which would in fact result in Warrington requiring much fewer homes than the plan suggests. Therefore the calculation used in the PDP is flawed and the 24,000 figure will not stand up to scrutiny. Unreasonable of the council to base calculation of the housing requirement on figures produced: o pre Brexit announcement o when it was believed that the HS2 line would require a stop in Warrington o recent Government announcement of revised housing requirement calculation methodology. 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. There is no requirement from the government for councils to have a 20 year plan. A less onerous 10 year plan would meet the requirements and allow for economic/technological/Brexit and HS2 (and other national infrastructure initiatives) to be better understood and plans can be created accordingly to meet those opportunities/challenges in a more manageable way. 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 and part of the National Cycle Route Networkâ€¦ Considerable blight to surrounding houses and neighbourhoods and destroy the community feel which attracts and retains residents in the areas around Warrington.â€¦ The consultation and online documents do not adequately explain what happens with the 'strategic transport route' once it reaches the bridge at Wash Lane.â€¦ 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?â€¦ 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? â€¦

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.â€¦What about secondary care? National shortage of general practitioners. Community carersâ€¦ Hospital prevention teamsâ€¦.. mental health practitioners etc?â€¦ Destruction of wildlife and its habitat around the areas of proposed development given no feasibility or research studies have been performed to understand the impact of such massive development.â€¦ Flood Risks â€œ the area around the Manchester ship canal is a flood plain. Building a concrete fly over type bypass would potentially cause more flooding in the area.â€¦ Current volume of traffic is already unsustainable. Building thousands of houses will make the situation much worse. The suggestion that building a fly over road over the Manchester Ship Canal is not going to make any difference to support more houses/cars and people. Building more roads is never the answer, and in Warrington in particular, given the many motorway networks that combine/connect the simple fact is that the traffic will still bottleneck and Warrington will still be gridlocked.â€¦ Moody's have now downgraded Warrington borough council as the council has demonstrated a higher risk appetite relative to other councils by funding significant investment initiatives through increased debt and the projected outlook is negative as far as Moody's is concerned. This raises huge concerns over Warrington Council's ability to manage and fund such a huge investment project such as this. â€¦ Warrington Council's ambition to move to a city status is not an ambition I share. I chose to live in Warrington, and in Grappenhall in particular, because it is NOT a city. I live in a village. I have no issue with reasonable levels of housing but not on the scale Warrington Council are suggesting.â€¦ Warrington Council have a duty to protect green belt land as detailed in the National Planning Policy Framework paragraph 79 to 92. Under this absurd development plan, Warrington Council will be failing utterly in that duty. The green belt must not be sacrificed for housing, especially as there are more brown belt develop areas which must be explored first. There is a total lack of exceptional circumstances for reclassifying the Green Belt.â€¦ Public transport is currently shockingly poor and the PDP does not refer to how future improvements/links to support development could be utilised which would in fact reduce the need for more roads. â€¦ At no point during the local elections were constituents informed that there was a proposal for this level of housing and certainly for Grappenhall, the quoted 9,000 homes in this plan was never discussed or raised. As such, I feel strongly this council do not have the mandate to pursue this development plan in its current guise. â€¦ I have massive concerns about the links between the Executive Committee of Warrington Borough council and property developers, in particular Peel Holdings. Developers are not independent in the process and I have no confidence that any level of objectivity will be maintained. Developers have long term plans and these plans appear to dovetail nicely with the aspirations of Peel Holdings in particular.â€¦ Warrington Council have failed to carry out the necessary ecological, transport and air quality surveys that would have informed a robust and sustainable plan. Instead, the council have wasted money coming up with these half- baked plans while ensuring that they communicated as little and as opaquely as they possibly could. This could be for one of two reasons a) to get away with it without having to engage with their constituents or b) no real thought went into this and they just decided to throw the kitchen sink at it and hope for the best.I am hugely disappointed that I have had to write this letter as I feel Warrington Borough Council and its officers involved in this proposed plan have completely let their own constituents down. The level of distrust and upset these plans created by YOU have caused to our community (North, South, East and West actually) is immense. The way it's all been handled by YOU has exacerbated things massively. As such, I strongly object to these plans in its entirety.

well and attract business/leisure expenditure and help the community to thrive. Look at Warrington town centre today...have you changed any of your town planning people in the last 10 to 15 years by any chance?

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Yes

Please explain why you gave this answer

More detailed information is required for me to make an informed response. It is not clear in the material and in particular at the consultation meetings as to what this development actually entails.

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

The number of homes proposed are unsustainable and will in no way be affordable housing. The Green Belt would be needlessly destroyed and the only winners will be the developers and the council with more expensive tax revenues being generated. The road network (even with any new bypass roads) would still be over loaded due to the positions of the various motorway networks meeting at Warrington. I have provided a detailed breakdown of my objections to a previous answer which support my comments for this question

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Yes

Please explain why you gave this answer

I do not have enough detailed information to make an informed response. The material used to support the plan and maps in particular are extremely vague and are not complete.

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Yes

Please explain why you gave this answer

Only that I do not have enough detailed information on this to make an informed answer.

QUESTION 14

Do you agree with our approach to providing new employment land?

Yes

Please explain why you gave this answer

Yes, however only after much consideration and research has been conducted into the requirements/needs/demographic research/technology/brexit implication etc which all help to define what the future needs will be and this then informs on the number of homes, types of transport links/public transport/hospital/schooling requirements. Only after that can you look at what types/amounts/locations of land for employment use should be considered

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

No

Please explain why you gave this answer

Again, I do not have enough information to make an informed response.

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

No

Please explain why you gave this answer

Again, I do not have enough information to make an informed response

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Yes

Please explain why you gave this answer

The impacts of this development plan on the local hospital, schools, road network, transportation links, public transport, green belt destruction vs use of every available piece of brownfield land, air pollution increases, wildlife impact - research into all of those listed!!!! Without the necessary data, research and understanding, without exploring all options (brownfield and better public transport links), this plan is useless and will fail to accomplish sustainable/sensible and enriched development for Warrington as a whole

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

I understand the need for housing but building new homes in the Great Sankey Penketh area when the roads cannot accommodate the traffic on Liverpool Rd. The once dual carriageway has been made a single carriage way and a cycle lane which home owners park on !! And a cyclist is never to be seen !!! The housing being built on the old United Utilities site is only going to increase !! Who makes the decisions !! Warrington traffic is grid locked all the way from bridgefoot !! More roads are urgently needed !! And perhaps decisions made by people who live in the Areas .

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

No

Please explain why you gave this answer

The infrastructure cannot cope ie the roads doctors schools etc

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

Infrastructure cannot cope

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Please explain why you gave this answer

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

Please explain why you gave this answer

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Please explain why you gave this answer

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Please explain why you gave this answer

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Please explain why you gave this answer

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Please explain why you gave this answer

QUESTION 14

Do you agree with our approach to providing new employment land?

Please explain why you gave this answer

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

There will be far too many people in burtonwood for schools doctors ect .the people that live in [REDACTED] street bought Their houses because of the view and now you want to spoil it and build houses there ...I don't think that you have given any thought to the people of burtonwood.ok you have built two new schools chapelford and the one on the omega site but you have also closed two of the schools nearby there so we are going to be over run with children especially with the high schools ..we are already limited to two schools at Greg's and hope academy .. being Catholic I would really like my child to go to stay Greg's but by the time he goes [REDACTED] years) he will be lucky if he gets a place with all the houses you are planning to build

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

No

Please explain why you gave this answer

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

No

Please explain why you gave this answer

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Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

No

Please explain why you gave this answer

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Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

No

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

The figure quoted as needed is way above the figures quote by government and idependent bodies. The numbers are excseesive and the town which does not want to be a city cannot cope with the increases in people in its infrastructure of roads, doctors, schools etc. The houses purposes in south Warrington will not be affordable to those that need housing and will not be providing social housing which is required as the land is too expensive for builders to give for social housing. The area needs to keep its green spaces for wildlife and environment.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

WBC seem determined to make Warrington a city. Warrington does not want to be a city. We are a town - autonomous in our own way and separate from the surrounding cities that are in easy reach. Stop pushing for ridiculous growth and concentrate the money on improving the services for people in the town. A better use of sites that are not green belt to be developed if development is required and there are plenty of such site that should be utilised such as the old cantaliver garden centre on the ship canal which has stood derelict for ages. But I suspect peel own this and there seems to be a relationship between wbc and peel that is very concerning.

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

As per previous. Green belt is to be protected. That's the whole point of it. No green belt land should be used / released. Once this is done once it can keep happening. The green belt is what attracts people to south Warrington and destroying it will result it people leaving the area no not wanting to live in Warrington as it is too built up and ultimately end up cutting off the nose to spite the face. Further more the increase in people and cars cannot Be supported by the infrastructure. The green belt everywhere needs protecting for the environment, wildlife and people's health. There are many protected species living in the areas that are proposed for development in the green belt.

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

See previous answers. It's all a push to be a city which residents don't want. It will be harmful not beneficial to the area.

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Yes

Please explain why you gave this answer

I feel this survey is too complicated and purposefully made so to deter people from answering

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

Insufficient public consultation with the major being during the summer break when many are away. The publicity and documentary side to inform local people about plans has been no existent in my area and I am only away if the plan due to the campaigns against the development. It seems that wbc have tried to slip all this under the radar trying to attract as little attention as possible.

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

Most def not. It's ridiculous. The number is houses planned and the size of the development is far too big and unnecessary. Warrington does not want to be a city. Warrington does not want to lose its green belt. Used brown sites to build more social (not affordable house) housing that is really needed. Spend the money in improving the infrastructure and health and education and policing not removing our fresh air and adding hundreds of thousands of more cars to the congested roads.

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Yes

Please explain why you gave this answer

Most def not. It's ridiculous. The number is houses planned and the size of the deelopement is far too big and unnecessary. Warrington does not want to be a city. Warrington does not want to lose its green belt. Used brown sites to build more social (not affordable house) housing that is really needed. Spend the money in improving the infrastructure and health and education and policing not removing our fresh air and adding hundreds of thousands of more cars to the congested roads.

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Yes

Please explain why you gave this answer

It's concerning! there seems to be an very complex and concerning relationship btw wbc and peel holdings who seems to be holding the town to ransom regarding the waterways through Warrington. Yet they can't even paint the swing bridges.

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

This is the possibly the most ridiculous. The green belt is what hmakes these areas desireable and expensive. The idea of Stockton lane being a bus route is crazy. With single track roads to enter it and thought of losing these beautiful bridges or having new modern bridges is so upsetting and detrimental to the aesthetics of the areas. It's a small lane that has been shut for safety reasons [REDACTED]. It reg floods and cannot sustain current rainfall. Buildings houses on these fields would be disastrous- the land would be sodden and the flood water have no where to go. The wildlifie in this area has many protected species and the amount of protected trees should prevent this and concerned that these things can just be overruled

whenever the council see fit - creates a trend for the future generations that is very very concerning and scary. This garden city idea is crazy. It joins all the small villages together and will ruin the whole area. The house prices will not be affordable for those trying to get on the property ladder as the land will be too expensive for development companies to sell for anything less than £300k. It is social housing that is required. This is just a way for greedy developers to get their hands on green belt land and make money with no benefit to the communities and putting further strain on the infrastructure.

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Yes

Please explain why you gave this answer

Again it's too much and too damaging to wildlife and Greenbelt. People come to Walton Gardens and surrounding area like Moore nature reserves to enjoy the space and wildlife. This will ruin it completely and the huge road that is planned to be built will cause an increase in pollution in the area already without adding further thousands of homes and cars.

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Please explain why you gave this answer

QUESTION 14

Do you agree with our approach to providing new employment land?

Please explain why you gave this answer

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

No

Please explain why you gave this answer

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

Lymm is extremely overcrowded for the infrastructure as it is - the schools are at breaking point and adding yet another housing development on the greenbelt area with only serve to increase the problems. Greenbelt areas are designed to keep some areas of the countryside - why is it now being decided that green belt is OK to build on?!!

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

NO GREEN BELT SHOULD BE BUILT ON - THAT IS WHY IT US GREEN BELT!!!

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

No

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

You've chosen to build on Green Belt Land in Lymm - this is not appropriate as there is not enough local facilities in Lymm already so to add yet another housing development it ridiculous! There have been too many allowed already! No more greenbelt Land in Lymm should be released for development!

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

No

Please explain why you gave this answer

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

No

Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

No

Please explain why you gave this answer

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

No

Please explain why you gave this answer

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Yes

Please explain why you gave this answer

Lymm should not be developed any further it is overcrowded for the facilities and is damaging the village community - too many residents for a small village and amenities. Green Belt was put there for a purpose - it is inappropriate to 'release' Land from greenbelt to extend the residential area of an already overstretched community!

QUESTION 14

Do you agree with our approach to providing new employment land?

No

Please explain why you gave this answer

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

No

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

No

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

No

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

I believe the calculation for the number of new house needed is incorrect and has been overstated by at least 5000. Looking at the current national formula (which has recently been updated. I believe that that the plans do does not reflect the needs of Warrington and the majority of the people either in type, number or distribution.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

It may be true that these areas can technically hold the numbers of house / employment units stated but there is the wider issue of whether the services in those and surrounding areas can accommodate these increases. Many parts of Warrington struggle with the current traffic / lack of doctors - dentists etc and overcrowded schools so this level of increased traffic would cause further problems.

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

Green belt land has been allocated as such to stop Urban sprawl, keeping development in check and retaining the character of the country. Eating into Warrington green belt leaves us in danger of become one homogeneous urban block with Manchester , Widnes, St Helens etc . Green Belt is supposed to be permanently protected unless there are exceptional circumstances - WBC local plan in its current form does not in any way achieve this standard of evidence.

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

I agree with the need to plan for economical development and have affordable housing but I do not think the plan address this satisfactorily. If WBC wishes to attract people and businesses the character of Warrington and its surrounding villages needs to be retained. More thought needs to be given to the density of housing, the required infrastructure and green spaces around our town.

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

No

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

I have tried to understand the assumptions made about how the current infrastructure will support the addition housing but do not find the approach to be logical or consistent. It does not seem to address any of the concerns of the residents.

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

See previous responses.

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Yes

Please explain why you gave this answer

The continued improvement of the city centre is essential - especially for the areas of deprivation but more consultation with the local population is needed. For the development to be successful people need to see this is for the benefit of everyone not just the developers - WBC need to ensure they do not further disenfranchise these populations.

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Yes

Please explain why you gave this answer

See previous responses.

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

Horrified by the erosion of so much green belt land.

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Yes

Please explain why you gave this answer

See previous responses.

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Yes

Please explain why you gave this answer

See previous responses for the infrastructure (or lack of). I think this is particularly problematic for the outlying settlements as these are mainly at capacity. The retention of the current architecture of these areas also need to be given more consideration. the ongoing development is already in danger of changing the character of these outlying areas and the further erosion of green belt will only exacerbate this.

QUESTION 14

Do you agree with our approach to providing new employment land?

Please explain why you gave this answer

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

How were residents engaged in the process? How were their concerns dealt with? Were their ideas and concerns taken on boards? if so how? if not, why not?

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

These figures seem to changing as and when. Warrington BC appears to be beholden to a set of figures dreamt up by central govt. These figures that seem to keep changing and these figures that do not bear any resemblance to the needs and ability of a place like Warrington to match them. I'm all for growth but growth that's sustainable, the plan does not demonstrate that.

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

No, please refer to my last answer

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

The objectives will not add value to the lives of people in Warrington. I have yet to see any evidence to tell me otherwise. Please tell me if there are, I want to remain open minded about these proposals.

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

No

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

No

Please explain why you gave this answer

Please see my earlier notes about the process being unfair, undemocratic, unaccountable and not representative. The whole process is flawed.

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Yes

Please explain why you gave this answer

The town centre certainly needs regeneration but not in order to turn it into a City Centre, it needs it anyway. I haven't been asked about whether I would like Warrington to become a city. Has anyone else? Who? When? What were the results? Personally, I don't want Warrington to become a city, though I doubt that what this question is about?

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Yes

Please explain why you gave this answer

How have residents who are directly affected by these changes ie Warrington Waterfront been informed and involved in a meaningful way? How have their contributions been taken on board?

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

How have the local residents affected by these changes been informed? How are their concerns being addressed?

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Yes

Please explain why you gave this answer

How have the local residents affected by these changes been informed? How are their concerns being addressed?

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Yes

Please explain why you gave this answer

How have the local residents affected by these changes been informed? How are their concerns being addressed?

QUESTION 14

Do you agree with our approach to providing new employment land?

Yes

Please explain why you gave this answer

How have the local residents affected by these changes been informed? How are their concerns being addressed?

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

No

Please explain why you gave this answer

Not sure. How have the local residents affected by these changes been informed? How are their concerns being addressed?

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

Not sure. How have the local residents affected by these changes been informed? How are their concerns being addressed?

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Yes

Please explain why you gave this answer

Demonstrate specifically how current local residents will benefit from these proposals? How will it add value to our health and well-being? How will it enhance our economic well-being? How will it add value to our green spaces?

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

I think the population projection is higher than likely

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

land use varies depending on the type of jobs created and too much uncertainty with Brexit to predict - also more gig economy and more home workers means less land needed

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Yes

Please explain why you gave this answer

the quality of greenbelt in the south of Warrington is of higher value than the report says and also losing it will 'kill the golden goose' and spoil the environment which attracts families here in the first place

QUESTION 4

Do you agree with the new Local Plan Objectives?

Yes

Please explain why you gave this answer

we don't want to become a city or have a garden city suburb - we want to maintain the character of the town and its villages and that is not what this plan does

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

No

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

locations and the plan are too developer/landowner led

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

as above, the population projections are too high Brexit uncertainty and also the types of jobs and the nature of work is changing fast and will be very different over 20 years

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

No

Please explain why you gave this answer

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

No

Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Please explain why you gave this answer

it will spoil the character of much of south warrington and overload the area - the destruction of the transpennine trail and the new roads will further destroy the area and the local population wellbeing and health

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Yes

Please explain why you gave this answer

as per the previous question

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Yes

Please explain why you gave this answer

Lymm cannot take 500 homes with existing services and infrastructure - it is in danger of further spoiling the character of the village and taking out too much greenbelt which can never be replaced - if the hospital moves during the time of the plan then there will be plenty more brownfield sites

QUESTION 14

Do you agree with our approach to providing new employment land?

No

Please explain why you gave this answer

as above - population projections too high, Brexit uncertainty and the nature of work and jobs changing and therefore less land likely to be needed

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

more on sustainability and local ecology and biodiversity, plus pollution, air quality and health and well being

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

I don't think you've considered on any level the needs and livelihood of residents already present.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

Are you planning to provide the employment?

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

Green belt land should NOT be used, hence the term 'green belt'.

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

This would disrupt the lives of many people.

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

No

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

These developments will directly affect all of the landowners on the road I reside on. There has quite clearly been no consideration for those who live next to the embankment.

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

It will affect far too many current residents, it's an implausible and ridiculous suggestion and there's simply not the infrastructure to support this.

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Yes

Please explain why you gave this answer

It won't work!!

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Please explain why you gave this answer

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Please explain why you gave this answer

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Please explain why you gave this answer

QUESTION 14

Do you agree with our approach to providing new employment land?

Please explain why you gave this answer

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

I understand that new homes need to be built as with omega there are many things that have not been considered. You talk about cost cutting yet have to re structure roads and planning at later dates. This tells me that not enough thought has gone into the initial plans and projections. Burtonwood has been the village that appears to of been forgotten and disregarded. Several years after omega has been developed we are still awaiting basic connection route via footpath/cycle path. You propose new housing which conflicts with telephone mast proposals in line with government recommendations of safety. You are building on land where people have previously bought properties for the specific reason of feeling more rural. Future development needs to consider social security issues such as transport links, doctors, school places etc. places at the are already at full capacity so what are your plans for these? You place pressure on residents without considering them and putting greed and money before health and vitality. You have not injected any progressive money into Burtonwood such as community, youth, walking/ cycling etc yet continue to place more and more pressure on our roads and services. We will not take this without give and take.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

It's disgusting that south of the motorway, country parks and cycle paths, schools and doctors have been provided yet north we have had pressure on our roads and services without any investment into us as a community

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

This is not proportionate for a small village

QUESTION 4

Do you agree with the new Local Plan Objectives?

Yes

Please explain why you gave this answer

Yes but before plans are agreed more community consultation is needed. Consultations are not promoted enough in order to give relevant feedback in time for closure. This in it's self is underhanded and unacceptable

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Yes

Please explain why you gave this answer

Please view previous comments! Lack of publicity into proposals, lack of community engagement and consultations

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

Not enough options

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

Again, lack of consultations and publicity around these areas and lack of consideration for the village most affected! Burtonwood!

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

No

Please explain why you gave this answer

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

No

Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

I think every part of warrington is in need of more nature

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

No

Please explain why you gave this answer

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

No

Please explain why you gave this answer

QUESTION 14

Do you agree with our approach to providing new employment land?

Yes

Please explain why you gave this answer

When consulted with local residents

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Yes

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Yes

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

No

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

The location of the south warrington garden city suburb does not match the requirements of size and price of homes needed in Warrington in accordance with the mid mersey SHMA

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

I believe you have failed to look at options to regenerate the inner urban areas as an option to build the size and value of homes required for Warrington

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

You have taken the easy option from the call to sites and taken up every last piece of Greenbelt within the South Warrington area with no consideration for environmental impact by using it all.

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

Please see document attached

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

No

Please explain why you gave this answer

Please see attached

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

Please see attached

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

Please see attached

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Yes

Please explain why you gave this answer

Please see attached

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

No

Please explain why you gave this answer

I do not have enough knowledge of this location to provide an educated answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

Please see document attached. As a stand alone plan it is attractive, but it does not match the need for the size and price of homes required to meet the shortage in Warrington as described in the SHMA. Please see attached document for my reasons

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

No

Please explain why you gave this answer

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

No

Please explain why you gave this answer

QUESTION 14

Do you agree with our approach to providing new employment land?

No

Please explain why you gave this answer

The employment land location does not match the income level of local residents and will only serve to create more traffic with HGV's and people travelling to work.

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

No

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Yes

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Yes

Please explain why you gave this answer

There is nothing in the local plan with regards to regenerating the deprived areas of Warrington such as Bewsey, Dallam, Longford and Orford.

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

Yes, I would like to see far more detailed analysis.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

Yes, I would like to see far more detailed analysis.

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

No I do not believe this to be the case.

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

No. I do not agree with the intent to declassify an release green belt land for development. There are a wealth of brown fields site which could be utilised over the course of the next 20yrs. I specifically object to the intention to release green belt land located within and in close proximity to the village of Croft.

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Yes

Please explain why you gave this answer

I believe more detailed analysis s required

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

I disagree with stated findings

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

Not if it includes the declassification of land in proximity to Croft, Winwick, Culcheth.

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Please explain why you gave this answer

Opinion reserved at this time.

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Please explain why you gave this answer

Opinion reserved at this time.

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Please explain why you gave this answer

Opinion reserved at this time.

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Please explain why you gave this answer

Opinion reserved at this time.

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Yes

Please explain why you gave this answer

I object to intentions.

QUESTION 14

Do you agree with our approach to providing new employment land?

Please explain why you gave this answer

Opinion reserved at this time.

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Please explain why you gave this answer

Opinion reserved at this time.

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

Opinion reserved at this time.

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

Opinion reserved at this time.

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

How precisely have the numbers banded about been reached? What was the methodology used and what factors were considered when calculating likely housing requirements in the Warrington area for the next twenty years? What statistical analyses were applied?

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

Why is Warrington Borough Council obsessed with destroying the identity of the villages which fall within its southern boundaries? The excessive amount of development proposed in the areas of Lymm, Grappenhall and Appleton will irrevocably change these communities for the worse and will destroy the features which currently make them such attractive places to live. There are sufficient brownfield and non-greenbelt sites in other areas (eg the north of Warrington, central Warrington) that would be suitable for development and which would more easily accommodate significant increases in population.

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

Why is Warrington Borough Council obsessed with destroying the identity of the villages which fall within its southern boundaries? The excessive amount of development proposed in the areas of Lymm, Grappenhall and Appleton will irrevocably change these communities for the worse and will destroy the features which currently make them such attractive places to live. There are sufficient brownfield and non-greenbelt sites in other areas (eg the north of Warrington, central Warrington) that would be suitable for development and which would more easily accommodate significant increases in population. The reason that Lymm is such an attractive place to live is because it is NOT a town but a village. The suggested population increase and building on all the green spaces will destroy the local environment, cripple the infrastructure and ruin the distinct character of this beautiful, historic village.

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

The town is already large enough and does not need to keep trying to compete with local cities (Manchester, Liverpool, Chester). The residents of Warrington and the villages in the local area do NOT want to be part of Warrington New City. If we wanted to live in a city, with all that entails, then we would live in one of the major cities within a 25 mile radius (Liverpool, Manchester, Chester). Warrington Borough Council needs to stop chasing after inappropriate development concepts. The transport infrastructure cannot accommodate the current number of residents and the proposed 'solution' does not address the fundamental issues around transportation, namely that everything is gridlocked the moment there is a problem on the M6.

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Yes

Please explain why you gave this answer

Warrington is not a city and should not be targeting becoming one.

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

No

Please explain why you gave this answer

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

Why is Warrington Borough Council obsessed with destroying the identity of the villages which fall within its southern boundaries? The excessive amount of development proposed in the areas of Lymm, Grappenhall and Appleton will irrevocably change these communities for the worse and will destroy the features which currently make them such attractive places to live. There are sufficient brownfield and non-greenbelt sites in other areas (eg the north of Warrington, central Warrington) that would be suitable for development and which would more easily accommodate a significant increases in population, if that is what is truly required.

We do not want to live in a city so stop the obsession with the Warrington New City concept. Warrington is a shabby, dirty, cultural desert with delusions of grandeur. Instead of chasing pie-in-the-sky development concepts the Council should be focused on sorting out the essentials. Have you driven along the A49 through the centre of Warrington recently? It looks like a semi-derelict wasteground. Isn't it interesting how Warrington Borough Council is so keen to promote development in the areas of Warrington Borough that generate the most council tax revenue, while receiving the poorest levels of service? Lymm is treated as a cash cow by the local authority (see recent car park fiasco for a prime example) but receives nothing in the way of positive investment or support from the local authority. It is a thriving local community of people who love where they live and don't want it destroyed by a local authority in thrall to the greedy developers who are circling the village with avaricious desires.

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

No

Please explain why you gave this answer

Warrington is not a City so it doesn't have a City Centre! Warrington is a shabby, dirty town and I try to avoid it at all costs as it offers no benefit or enhancements to my existence.

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

No

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

It is a ridiculous concept that is an attempt to justify the destruction of the existing green spaces.

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Yes

Please explain why you gave this answer

Do not destroy the Pennine Trail by building a dual-carriageway!

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Yes

Please explain why you gave this answer

The amount of development proposed for Lymm is detrimental to the essential character of the village and will make it into just another commuter suburb/urban sprawl. The village is already at capacity and to further expand it will destroy its distinct identity while no offering no discernable benefits or advantages to the residents. Please do not ruin our beautiful, historic, semi-rural community.

QUESTION 14

Do you agree with our approach to providing new employment land?

No

Please explain why you gave this answer

Why do the local authority want to encourage the building of yet more business parks when the ones already built are not anywhere near capacity? For example, the Olympic Park development adjacent to the M6/Woolston Grange is practically empty and has been since it was built a decade ago.

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

No

Please explain why you gave this answer

Why should greenbelt land be sacrificed for people who make no contribution -financial or otherwise - to the local community?

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

Please see my comments in uploaded document.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

Please see my comments in uploaded document.

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

Please see my comments in uploaded document.

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Yes

Please explain why you gave this answer

Please see my comments in uploaded document.

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

Please see my comments in uploaded document.

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

Please see my comments in uploaded document.

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

No

Please explain why you gave this answer

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

No

Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

Please see my comments in uploaded document.

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

No

Please explain why you gave this answer

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Yes

Please explain why you gave this answer

Please see my comments in uploaded document.

QUESTION 14

Do you agree with our approach to providing new employment land?

No

Please explain why you gave this answer

Please see my comments in uploaded document.

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

No

Please explain why you gave this answer

no comment

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

No

Please explain why you gave this answer

No comment

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Yes

Please explain why you gave this answer

Please see my comments in uploaded document.

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

I believe that other locations should be considered before using green belt land and that Warrington town centre needs further development with possible town centre housing alongside retail premises. This would help those on lower income be able to live. I think the housing near Sainsbury's is ideal. Building houses on the green belt around Grappenhall or even Appleton will no doubt be larger houses and attract people who work in Manchester or Liverpool and commute. The road network around the town centre needs improving and I do agree that there needs to be an additional bridge over the Mersey. Like through the centre park area near the village hotel. I always wondered why you couldn't drive through there. All I'm saying is look at what we have already. How that can be improved then work on additional options.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

See prior

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

I don't agree with the allocation of green belt land. It's there for a reason. Not to change your mind some years down the line

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

No

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

This was all a bit last minute when the general public were made aware of it.

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Yes

Please explain why you gave this answer

Yes I don't want to live in a city.

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

No

Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

I don't want this. It's detrimental to wildlife, people's general well-being. A sense of village community. All this goes and it becomes an area where people live but no one knows their neighbours. No one cares.

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

No

Please explain why you gave this answer

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

No

Please explain why you gave this answer

QUESTION 14

Do you agree with our approach to providing new employment land?

Yes

Please explain why you gave this answer

In some respects.

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Yes

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Yes

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Yes

Please explain why you gave this answer

Consideration for wildlife. Access to the many green spaces we currently have. Warrington hospital needs assisted funding to cope with additional population. More accommodation or care home for elderly.

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

Over calculation. Brexit. Trend towards working from home.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

I feel that given recalculations only brownfield sites should be used along with regeneration of the town centre

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Please explain why you gave this answer

Definitely not. In Moore especially we need to maintain a buffer zone from Runcorn. That's exactly what green belts are supposed to do. Halton are yet to publish their local plan. I feel there are insufficient exceptional circumstances to reclassify the green belt and release it for development. It'll open the flood gates and all the local historical villages will be consumed by characterises estates and urban sprawl.

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

I think it's over ambitions and poses a threat to the already polluted air in Warrington.

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

No

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

I dont think you've fully investigated all brownfield sites, underused areas and empty buildings in the town centre that could be given a new purpose.

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

I think you've miscalculated by over 5000 properties.

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Yes

Please explain why you gave this answer

I think you should give it further consideration before green belt land and valuable wildlife habitats are lost forever.

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Yes

Please explain why you gave this answer

I think it will bring a lot more heavy freight, pollution and carnage to the area. What happened to reinstating the railway connection at port Warrington if it has to go ahead.

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

We already have green spaces. The TPT and greenbelt area. Leave it alone

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

No

Please explain why you gave this answer

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

No

Please explain why you gave this answer

QUESTION 14

Do you agree with our approach to providing new employment land?

Yes

Please explain why you gave this answer

I think some growth is good but not on this scale

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Yes

Please explain why you gave this answer

I think you'll encourage more into the area if you do so.

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

No

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

I think you should spend money on regeneration the town centre not out of town shopping estates using up land which could have provided affordable housing

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

No

Please explain why you gave this answer

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

No

Please explain why you gave this answer

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

Simply put, the town is already gridlocked much of the time - adding new roads and then new homes will inevitably only make the problem worse. Adding new roads in appropriate places would possibly alleviate the problem, but then bringing in more homes will then make a currently big problem even worse - not to mention the impact on our much valued green areas.

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

No

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

No

Please explain why you gave this answer

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

No

Please explain why you gave this answer

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

No

Please explain why you gave this answer

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Please explain why you gave this answer

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Please explain why you gave this answer

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Please explain why you gave this answer

QUESTION 16

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Please explain why you gave this answer

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Please explain why you gave this answer

QUESTION 1

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Please explain why you gave this answer

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Please explain why you gave this answer

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Please explain why you gave this answer

QUESTION 4

Do you agree with the new Local Plan Objectives?

Please explain why you gave this answer

QUESTION 5

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Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Please explain why you gave this answer

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

Please explain why you gave this answer

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Please explain why you gave this answer

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Please explain why you gave this answer

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Please explain why you gave this answer

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Please explain why you gave this answer

QUESTION 16

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Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

I think the number s are ridiculous you high,what about the trees and animals relying on our support

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

We don't need any green belt land ,should stick to brownsite landAny houses built will be far too expensive

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Please explain why you gave this answer

QUESTION 6

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Please explain why you gave this answer

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Please explain why you gave this answer

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Please explain why you gave this answer

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Please explain why you gave this answer

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Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

No

Please explain why you gave this answer

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

No

Please explain why you gave this answer

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Please explain why you gave this answer

QUESTION 4

Do you agree with the new Local Plan Objectives?

Please explain why you gave this answer

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Please explain why you gave this answer

QUESTION 6

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Please explain why you gave this answer

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Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

Who decides this? Have you asked the residents of Warrington if they want to become larger, and indeed potentially a city? I moved to Warrington ■ years ago because i wanted to live in a town, in particular in a lovely picturesque village area of the town. It should not be down the the council to make these decisions without a full ballot of all Warrington residents

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

A full and clear explanation of how these have been calculated would be helpful. There are lots of warehouses in Warrington which are no longer used, surely these could be re-developed into homes.

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

Absolutely not. Green Belt land is precious for so many reasons, wildlife, beauty, history. Why should this be sacrificed?

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

They are difficult to fully understand but from what I do understand Warrington would no longer be our lovely little town.

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Yes

Please explain why you gave this answer

These have all been done without due thought to the impact of local residents

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

You have not made it clear whose homes are going to be directly and indirectly affected - residents opinions and feelings should have been sought first

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

I feel destroying such iconic areas such as the Trans Pennine Trail a huge mistake

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Yes

Please explain why you gave this answer

Warrington residents are currently so upset about the thought of losing their homes that i doubt many have really looked into this as detailed as maybe they should. But, yet again, the council have not provided any clear and concise information - everything is vague

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Yes

Please explain why you gave this answer

The same as my previous answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

Why do we need a Garden City Suburb? What does that even mean? Removing existing Green Belt and destroying existing homes and a massive price to pay

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Yes

Please explain why you gave this answer

Why does Warrington need this? Our town is beautiful and does not need to be extended

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

No

Please explain why you gave this answer

QUESTION 14

Do you agree with our approach to providing new employment land?

No

Please explain why you gave this answer

Why can't existing now unused buildings be re-generated instead

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

No

Please explain why you gave this answer

Why should they take up valuable land without paying for it? I have to pay council tax to live in my house

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

No

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Yes

Please explain why you gave this answer

More clarity

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

i believe that the proposed housing target calculation of 24,000 additional homes to be built over a 20-year period is not substantiated and does not reflect of the needs of Warrington and its people either in type, number or distribution. The suggested 'need' for increased acreage for employment sites is grossly over-exaggerated. The release of Green Belt land for the purposes of urban development and sprawl in any area of the town is unacceptable and unnecessary. Green Belt should remain Green Belt. Green fields, woodlands, natural habitats should not be destroyed. The proposed supporting infrastructure of roads and highways will be destructive, invasive and difficult to build. It will not alleviate congestion/pollution in the town. The consultation period has been badly timed over school/family holidays leaving people insufficient time to thoroughly consider the plans and thus depriving people of the opportunity to participate effectively.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

I simply do not know enough. The consultation period has been badly timed over school/family holidays leaving insufficient time to thoroughly consider the plans or participate effectively. I am very disappointed at how poorly the consultation process was communicated. I heard by word of mouth weeks after the first consultation and would have hoped that given the huge impact on my property that I would have been informed directly by WBC, it would have been respectful to send out flyers or even put up local notices. I do not frequent social media, nor do I subscribe to the Warrington Guardian and I do not regularly check the WBC planning website just in case you have decided to sacrifice the green belt where I live to build thousands of houses, offices and retail outlets.

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

I believe Green Belt Land was established for a reason and once it's gone its gone. The release of Green Belt land for the purposes of urban development and sprawl in any area of the town is unacceptable and

unnecessary. Green Belt should remain Green Belt. Green fields, woodlands, natural habitats should not be destroyed. Again I think the consultation period has been poor.

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

I have been to consultations when I can, some were cancelled due to too many people turning up, I simply do not know enough information

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Yes

Please explain why you gave this answer

I have been to consultations when I can, some were cancelled due to too many people turning up, I simply do not know enough information about this. Communication from WBC has been poor

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

I have been to consultations when I can but feel I simply do not know enough about this process from WBC considering how much this will affect me and my house

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

Houses can only be justified by employment and in the plan there are areas targeted for retail. I am [REDACTED] years old and have lived in Warrington on and off since I was 2 years old and have watched Warrington town centre deteriorate as each new retail park has opened. Surely regeneration of the town centre is preferable to building carelessly and thoughtlessly on green belt. Once the green belt is gone it is gone, don't allow this to

happen, leave a positive legacy. I think WBC has not served the people of Warrington well in the past, the town centre used to be a vibrant place both day and night, with two cinemas and was somewhere people travelled to go to, this is no longer the case and money would be better spent on housing and retail in the town centre to keep it safe and make it a destination once again.

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Yes

Please explain why you gave this answer

Houses can only be justified by employment and in the plan there are areas targeted for retail. I am [REDACTED] years old and have lived in Warrington on and off since I was 2 years old and have watched Warrington town centre deteriorate as each new retail park has opened. Surely regeneration of the town centre is preferable to building carelessly and thoughtlessly on green belt. Once the green belt is gone it is gone, don't allow this to happen, leave a positive legacy. I think WBC has not served the people of Warrington well in the past, the town centre used to be a vibrant place both day and night, with two cinemas and was somewhere people travelled to go to, this is no longer the case and money would be better spent on housing and retail in the town centre to keep it safe and make it a destination once again.

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Yes

Please explain why you gave this answer

I have been to consultations when I can but I simply do not feel I know enough about this from WBC

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

I have been to consultations when I can but I simply do not feel I know enough about this from WBC

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Yes

Please explain why you gave this answer

I have been to consultations when I can but I simply do not feel I know enough about this from WBC

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Yes

Please explain why you gave this answer

I have been to consultations when I can but I simply do not feel I know enough about this from WBC

QUESTION 14

Do you agree with our approach to providing new employment land?

Yes

Please explain why you gave this answer

I have been to consultations when I can but I simply do not feel I know enough about this from WBC

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

No

Please explain why you gave this answer

Is this this study from 2014? Or is there a more recent one?

https://www.warrington.gov.uk/info/200564/planning_policy/1905/evidence_base/10 I do not know enough about the suggested approach to comment

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

No

Please explain why you gave this answer

I do not know enough about this to comment, I think WBC should be providing each house in the affected area with an information pack that is transparent so residents can comment knowledgeably

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Yes

Please explain why you gave this answer

Yes I have and I genuinely think you need to take a long hard look at it. It is the right of residents of South Warrington to have their Green Belt and green spaces protected. The council has the ability and obligation to do this. The idea of a garden city has not been voted for and is not wanted. This plan does not constitute 'sustainable' development. Warrington, particularly the town centre, has already suffered far too much destruction of its historic buildings, distinctive identity, local culture and character by the building of shed shops, malls and huge car parks. Many of its local and town centre businesses have disappeared. The massive, un-sustainable growth proposed will result in the destruction of Warrington and its environs which we know and love.

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

my concerns are that a very large number of houses are proposed in on particular part of town and which will release a large tract of green belt land. I am also concerned that the local facilities schools go practice park etc will not be done at the appropriate time. Has contact been made with the Clinical Commissioning Group ? Athere appear to be no concerns about public transport which is already very limited in the area - if the plan is to include an employment area the it will be needed. There is also the increase in traffic should the plan go ahead. I realise that traffic modelling is the next phase however it is already widely known that the A50 Knutsford Road is extremely busy during rush hour and gridlock occurs whenever there is a problem on either the M6 or M56. Your proposal would increase traffic by around 12000 plus cars going in and out, I assume that several houses will have more than one car. Whilst new roads will be included they will take a long time before they available for use. Acknowledging that brown field sites have been examined why are the majority of houses to be in one place where it will cause tremendous problems over a long period of time instead of being spread across the town

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

You have not allocated the provision fairly across the town

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Yes

Please explain why you gave this answer

No because it is one very large chunk which should not happen it should be released fairly across all the town not just the south if Warrington

QUESTION 4

Do you agree with the new Local Plan Objectives?

Yes

Please explain why you gave this answer

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

No

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

You seem to be biased towards using south Warrington to the detriment of other areas

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

It is a lopsided view which won't help those on lower incomes or in the north of Warrington

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Yes

Please explain why you gave this answer

The people have not been asked if we wish to be a city. As this is such a big step the townspeople should be consulted before any further action is taken with that regard

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

No

Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

The name is misleading and gives expectations that cannot be met

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Yes

Please explain why you gave this answer

It is not. Lead where this will be and the lack of information has led to unnecessary stress

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

No

Please explain why you gave this answer

QUESTION 14

Do you agree with our approach to providing new employment land?

Yes

Please explain why you gave this answer

It is important to ensure that employment can grow but the basic needs of access should be included at the beginning of the project

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Yes

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Yes

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

No

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

Recent press in Warrington Guardian suggests that overall local plan exceeds government methodology by 5000 houses. My challenge to this is that if exceeded by 5k requires substantial green belt release why would you expect residents to support. Not to mention the additional pressure on services and road networks that the over delivery v's legal requirement from government

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

No

Please explain why you gave this answer

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Yes

Please explain why you gave this answer

The insistence on every town or village taking fair share means there is a risk that green belt assessment is not equal. For example in smaller villages fully surrounded by green belt your method will potentially force release of strong or moderate sites when there could be a greater number of weak green belt sites in other areas.

QUESTION 4

Do you agree with the new Local Plan Objectives?

Yes

Please explain why you gave this answer

Yes in sense I agree we need to ensure housing and service provision to ensure Warrington can prosper. I don't agree with approach to green belt release as do not trust that this will deliver affordable housing. More likely developers of prime green belt will maximise profit.

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

No

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

No

Please explain why you gave this answer

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Yes

Please explain why you gave this answer

Good to see the traffic flow being considered as this is major issue currently

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

No

Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

No

Please explain why you gave this answer

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

No

Please explain why you gave this answer

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Yes

Please explain why you gave this answer

Please refer to submitted document.

QUESTION 14

Do you agree with our approach to providing new employment land?

Yes

Please explain why you gave this answer

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Yes

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Yes

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

No

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Please explain why you gave this answer

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Please explain why you gave this answer

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Please explain why you gave this answer

QUESTION 4

Do you agree with the new Local Plan Objectives?

Please explain why you gave this answer

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Please explain why you gave this answer

QUESTION 6

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Please explain why you gave this answer

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

Please explain why you gave this answer

QUESTION 8

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Please explain why you gave this answer

QUESTION 9

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Please explain why you gave this answer

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Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Please explain why you gave this answer

QUESTION 11

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Please explain why you gave this answer

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Please explain why you gave this answer

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Please explain why you gave this answer

QUESTION 14

Do you agree with our approach to providing new employment land?

Please explain why you gave this answer

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

No

Please explain why you gave this answer

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

No

Please explain why you gave this answer

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

Please see uploaded document.

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

Please see uploaded document.

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

No

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

Please see uploaded document.

QUESTION 7

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No

Please explain why you gave this answer

Please see uploaded document.

QUESTION 8

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Yes

Please explain why you gave this answer

Please see uploaded document.

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Yes

Please explain why you gave this answer

Please see uploaded document.

QUESTION 11

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Yes

Please explain why you gave this answer

Please see uploaded document.

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Yes

Please explain why you gave this answer

Please see uploaded document.

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Yes

Please explain why you gave this answer

Please see uploaded document.

QUESTION 14

Do you agree with our approach to providing new employment land?

No

Please explain why you gave this answer

Please see uploaded document.

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

No

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

No

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Yes

Please explain why you gave this answer

Please see uploaded document.

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

No

Please explain why you gave this answer

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

No

Please explain why you gave this answer

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

I think that you have underestimated the amount of land needed to be released from the Green Belt which needs to be safeguarded for the next 20 years.

QUESTION 4

Do you agree with the new Local Plan Objectives?

Yes

Please explain why you gave this answer

Warrington needs to grow, there is a shortage of houses but you must also safeguard employment land especially around Omega as this is a fantastic hub for business and very accessible for all

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

No

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

I think some of the recent published 'preferred options' are going to be problematic sites in terms of structure and access, these sites could take years to emerge. The site at Stocks Lane, Penketh could be developed immediately it is near employment hubs and has not physical or structural constraints. See attached letter and plan

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

Too much development in the south of warrington, most employment is in West and North Warrington

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

No

Please explain why you gave this answer

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Yes

Please explain why you gave this answer

This project will take years and many, many millions of pounds, we need houses now

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

No

Please explain why you gave this answer

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Yes

Please explain why you gave this answer

I think there is too much development planned for South Warrington

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Yes

Please explain why you gave this answer

Housing and employment should be contained within Warrington town boundaries as much as possible, let the villages remain as villages. There is enough land available bordering the town without adding more houses to villages and increasing problems of Schools and Dr's surgeries

QUESTION 14

Do you agree with our approach to providing new employment land?

Yes

Please explain why you gave this answer

Enough land must be safeguarded for employment to cover the next 20 years plus

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Yes

Please explain why you gave this answer

WBC must ensure that enough greenbelt land is safeguarded to cover the next 20 years, I think present figures will fall short of that requirement. Ensure housing land is close to employment and contained within Warrington Town boundaries wherever possible, instead of outlying villages

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Please explain why you gave this answer

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Please explain why you gave this answer

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Please explain why you gave this answer

QUESTION 4

Do you agree with the new Local Plan Objectives?

Please explain why you gave this answer

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Please explain why you gave this answer

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Please explain why you gave this answer

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Please explain why you gave this answer

QUESTION 3

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Please explain why you gave this answer

QUESTION 4

Do you agree with the new Local Plan Objectives?

Please explain why you gave this answer

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Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

Pre-Brexit figures, revisions are needed. Disproportionate figures in WA4 Noise / air pollution implications. Destruction of greenbelt and natural beauty spots. Other areas are more suitable - Fiddler's ferry.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Please explain why you gave this answer

Pre-Brexit figures, revisions are needed. Disproportionate figures in WA4 Noise / air pollution implications. Destruction of greenbelt and natural beauty spots. Other areas are more suitable - Fiddler's ferry.

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

Pre-Brexit figures, revisions are needed. Disproportionate figures in WA4 destruction of natural beauty spots.

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

I am writing to express my concerns regarding the PDO for WA4. I have been a resident in Grappenhall for the past 15 years. I originally chose to buy a house in Grappenhall and move to the area, primarily because of the amount of countryside and natural green spaces, which makes it such an appealing area within which to reside. Additionally there are many houses of character and access to nature on my doorstep. I have experienced a huge amount of anxiety regarding your proposals, which will inevitably have a detrimental impact upon my property price, which will have massive financial repercussions to myself. I saved hard to

afford a deposit on my property in Grappenhall and chose this area for its green belt natural beauty as stated above, and due to this was prepared to pay for Grappenhall prices. Another factor in considering living in Grappenhall was the close proximity to the transpennine trail which I regularly use to walk my dog and run and cycle along, which provides a safe area to exercise away from traffic and is also the habitat of much wildlife. I am disgusted at the way the council have gone about their plans and the lack of information given, not to mention the lack of publicising your proposed plans, in attempt to deceive local residents. I was informed that the proposed transport route - a busy dual carriageway was a 'concept', yet was clearly marked out on the route at briefing events. This has caused me much stress and anxiety. As well as the inevitable house price devaluation, it would cause much air and noise pollution and be an ugly sight (surely improved public transport routes would be more beneficial, such as a tram line, which would reduce congestion and have less impact to residents as opposed to a dual carriage way). To take away the transpennine trail, you are taking away an area of natural beauty and actually taking away an opportunity for people to exercise and keep fit and healthy, particularly in a climate of concerns around childhood obesity and poor mortality rates. It is also alarming that many of your calculations were made pre-Brexit and I would like to see revised figures to provide a more accurate projection of the number of houses actually required. The sheer number of houses identified for WA4 appears to be massively out of proportion and raises questions as to the your relationships with the developers identified. Roads are already gridlocked through Warrington and yet you want to increase flow in to the centre, which seems ridiculous. It seems that this PDO was been poorly thought through with little regard as to the impact on the WA4 community, as opposed to carefully considering other areas of Warrington which are available, namely Fiddlers Ferry. Why ruin natural beauty spots for artificial gardens??

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Yes

Please explain why you gave this answer

Again pre-brexit, health implications, destruction of natural beauty

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

it does not appear that you have considered other options that would have less impact on local residents - fiddlers ferry?

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

Absolutely not! I am writing to express my concerns regarding the PDO for WA4. I have been a resident in Grappenhall for the past 15 years. I originally chose to buy a house in Grappenhall and move to the area, primarily because of the amount of countryside and natural green spaces, which makes it such an appealing area within which to reside. Additionally there are many houses of character and access to nature on my doorstep. I have experienced a huge amount of anxiety regarding your proposals, which will inevitably have a detrimental impact upon my property price, which will have massive financial repercussions to myself. I saved hard to afford a deposit on my property in Grappenhall and chose this area for its green belt natural beauty as stated above, and due to this was prepared to pay for Grappenhall prices. Another factor in considering living in Grappenhall was the close proximity to the transpennine trail which I regularly use to walk my dog and run and cycle along, which provides a safe area to exercise away from traffic and is also the habitat of much wildlife. I am disgusted at the way the council have gone about their plans and the lack of information given, not to mention the lack of publicising your proposed plans, in attempt to deceive local residents. I was informed that the proposed transport route - a busy dual carriageway was a 'concept', yet was clearly marked out on the route at briefing events. This has caused me much stress and anxiety. As well as the inevitable house price devaluation, it would cause much air and noise pollution and be an ugly sight (surely improved public transport routes would be more beneficial, such as a tram line, which would reduce congestion and have less impact to residents as opposed to a dual carriage way). To take away the transpennine trail, you are taking away an area of natural beauty and actually taking away an opportunity for people to exercise and keep fit and healthy, particularly in a climate of concerns around childhood obesity and poor mortality rates. It is also alarming that many of your calculations were made pre-Brexit and I would like to see revised figures to provide a more accurate projection of the number of houses actually required. The sheer number of houses identified for WA4 appears to be massively out of proportion and raises questions as to the your relationships with the developers identified. Roads are already gridlocked through Warrington and yet you want to increase flow in to the centre, which seems ridiculous. It seems that this PDO was been poorly thought through with little regard as to the impact on the WA4 community, as opposed to carefully considering other areas of Warrington which are available, namely Fiddlers Ferry. Why ruin natural beauty spots for artificial gardens??

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Yes

Please explain why you gave this answer

I am writing to express my concerns regarding the PDO for WA4. I have been a resident in Grappenhall for the past 15 years. I originally chose to buy a house in Grappenhall and move to the area, primarily because of the amount of countryside and natural green spaces, which makes it such an appealing area within which to reside. Additionally there are many houses of character and access to nature on my doorstep. I have experienced a huge amount of anxiety regarding your proposals, which will inevitably have a detrimental impact upon my property price, which will have massive financial repercussions to myself. I saved hard to afford a deposit on my property in Grappenhall and chose this area for its green belt natural beauty as stated above, and due to this was prepared to pay for Grappenhall prices. Another factor in considering living in Grappenhall was the close proximity to the transpennine trail which I regularly use to walk my dog and run and cycle along, which provides a safe area to exercise away from traffic and is also the habitat of much wildlife. I am disgusted at the way the council have gone about their plans and the lack of information given, not to mention the lack of publicising your proposed plans, in attempt to deceive local residents. I was informed that the proposed transport route - a busy dual carriageway was a 'concept', yet was clearly marked out on the route at briefing events. This has caused me much stress and anxiety. As well as the inevitable house price devaluation, it would cause much air and noise pollution and be an ugly sight (surely improved public transport

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QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Yes

Please explain why you gave this answer

Impact on local residents regarding transport links needs more careful consideration

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

I think it is ridiculous to take away natural beauty spots and greenbelt land to create artificial gardens and destroy natural wildlife and beauty sports such as the transpennine and areas e.g. stockton lane. The no of proposed houses is ludicrous and transport links will increase noise and air pollution as well as devaluating property prices

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Yes

Please explain why you gave this answer

As per my previous answer

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Yes

Please explain why you gave this answer

As previously stated and uploaded

QUESTION 14

Do you agree with our approach to providing new employment land?

No

Please explain why you gave this answer

Again as previous, traffic proposal - air and noise pollution, devaluation of property prices, destruction of greenbelt and natural beauty spots.

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Yes

Please explain why you gave this answer

Yes although this population seems to have been given much more thought and consideration than other local residents - namely in devaluation of properties and financial loss as a result of this

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Yes

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Yes

Please explain why you gave this answer

I am writing to express my concerns regarding the PDO for WA4. I have been a resident in Grappenhall for the past 15 years. I originally chose to buy a house in Grappenhall and move to the area, primarily because of the amount of countryside and natural green spaces, which makes it such an appealing area within which to reside. Additionally there are many houses of character and access to nature on my doorstep. I have experienced a huge amount of anxiety regarding your proposals, which will inevitably have a detrimental impact upon my property price, which will have massive financial repercussions to myself. I saved hard to afford a deposit on my property in Grappenhall and chose this area for its green belt natural beauty as stated above, and due to this was prepared to pay for Grappenhall prices. Another factor in considering living in Grappenhall was the close proximity to the transpennine trail which I regularly use to walk my dog and run and cycle along, which provides a safe area to exercise away from traffic and is also the habitat of much wildlife. I am disgusted at the way the council have gone about their plans and the lack of information given, not to mention the lack of publicising your proposed plans, in attempt to deceive local residents. I was informed that the proposed transport route - a busy dual carriageway was a 'concept', yet was clearly marked out on the route at briefing events. This has caused me much stress and anxiety. As well as the inevitable house price devaluation, it would cause much air and noise pollution and be an ugly sight (surely improved public transport routes would be more beneficial, such as a tram line, which would reduce congestion and have less impact to residents as opposed to a dual carriage way). To take away the transpennine trail, you are taking away an area of natural beauty and actually taking away an opportunity for people to exercise and keep fit and healthy, particularly in a climate of concerns around childhood obesity and poor mortality rates. It is also alarming that many of your calculations were made pre-Brexit and I would like to see revised figures to provide a more accurate projection of the number of houses actually required. The sheer number of houses identified for WA4 appears to be massively out of proportion and raises questions as to the your relationships with the developers identified. Roads are already gridlocked through Warrington and yet you want to increase flow in to the centre, which seems ridiculous. It seems that this PDO was been poorly thought through with little regard as to the impact on the WA4 community, as opposed to carefully considering other areas of Warrington which are available, namely Fiddlers Ferry. Why ruin natural beauty spots for artificial gardens??

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

Not sure we will need as many as you predict

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

Why not use more brownfield sites

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

Too much green belt being used

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

Our town does not need to be so much bigger

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Please explain why you gave this answer

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Please explain why you gave this answer

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

It will lose too much green land

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Please explain why you gave this answer

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Yes

Please explain why you gave this answer

There is generally too much development

QUESTION 14

Do you agree with our approach to providing new employment land?

Please explain why you gave this answer

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Yes

Please explain why you gave this answer

There should be less development- traffic is already a major issue for the town and will get worse. The infrastructure to support it isn't there

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

I have recently veiwed articles stating the number of houses requires has been overestinated by around 5000. This agrees with my own perception. The calculation of need for employment confuses me. As somebody who both lives and works near the Omega site i'm surprised and disappointed that much of the land earmarked for business is now going to housing and the businesses that have been esestablished are not the kind that had originally been envisioned.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

I was unable to determine how this was worked out from the documents provided

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

I don't beleive anywhere near enough green belt land has been safeguarded. Many areas earmarked for development are either on or close to current recreational areas or areas of special scientific interest. I beleive the risks to the environment have been drastically underestimated. Pollution and flood risks are historically given little consideration in the area and contruction companies have recently been recorded as disrupting utilities in more that one area by failing to accuratly plot installations

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

I don't believe the objective to move towards 'New City' status is the right one for the town. Also, I was unable to determine how the provision for municipal waste and gypsies/ travelers was worked out from the documents provided

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Yes

Please explain why you gave this answer

I was unable to determine how this was worked out from the documents provided

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

I was unable to determine how this was worked out from the documents provided

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

I was unable to determine how this was worked out from the documents provided

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

No

Please explain why you gave this answer

I was unable to determine how this was worked out from the documents provided

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Yes

Please explain why you gave this answer

While i agree in principle with the development of this area i'm concerned about how it will affect the local environment and traffic flow through the town. The proposed Western Link will only move the congestion from the town centre onto already congested roads and the increase in heavy goods vehicles likely to use this route will engatively impact on air and water quality in the area. Heavier vehicles are also likely to leade to road surfaces eroding more quickly increasing thr frequency of disruption due to carriage way redressing

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

No

Please explain why you gave this answer

I was unable to determine how this was worked out from the documents provided

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

No

Please explain why you gave this answer

I was unable to determine how this was worked out from the documents provided

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

No

Please explain why you gave this answer

I was unable to determine how this was worked out from the documents provided

QUESTION 14

Do you agree with our approach to providing new employment land?

No

Please explain why you gave this answer

I was unable to determine how this was worked out from the documents provided

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

No

Please explain why you gave this answer

I was unable to determine how this was worked out from the documents provided

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

No

Please explain why you gave this answer

I was unable to determine how this was worked out from the documents provided

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

No

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Please explain why you gave this answer

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Please explain why you gave this answer

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Please explain why you gave this answer

QUESTION 4

Do you agree with the new Local Plan Objectives?

Please explain why you gave this answer

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Please explain why you gave this answer

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

Please explain why you gave this answer

QUESTION 8

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Please explain why you gave this answer

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Please explain why you gave this answer

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

No

Please explain why you gave this answer

Key local plan review Having been alerted by Moore PCC, I am writing to protest against proposals contained in the Local Plan Review I appreciate the need for new housing, although the question why we are not regenerating the town centre to accommodate people, remains. It seems to work extremely well on the continent. Less money generated by fast food places and pubs, offset by a functioning, pleasant town centre and its environs. Brown sites are also more expensive to build on and generate less profit for the Wain, Bovis et al contractors, and therefore less attractive. I assume that there is so much more profit to be made from the sale of 4 " 5 bed houses than the much fewer 2 bed. homes built on such sites? I might be cynical but please remember I have experienced the 'glorious' era of the Runcorn New Town development. Q. 4. Valuing the Local Environment Quite clearly this doesn't take into account other areas outside Warrington BC's environment! This includes the countryside and amenities around Moore village, which many Warrington residents also enjoy. I would be interested to know how you have defined 'valuing'. Q 7. Preferred Development Option Option 1 or 5 would be preferable, otherwise Moore becomes sandwiched between an almost continuous built up area on New Towns. What price the Green Belt? None at all it seems. Q 10 Waterfront Proposals What about Moore nature reserves? All that expenses to be swallowed up in a huge, new and noisy development, which puts more strain on the environment, including the existing road infrastructure. Q 12 South West Urban extension So much cheaper to build on green belt than using existing brown land, isn't it? Big business again, I fear. You have considered Walton's historic background to some extent, but not any of Moore's. Is this because we come under Halton BCC and are therefore, easy to forget? More strain on existing infrastructure, including public transport, roads, sewage system etc.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Please explain why you gave this answer

Key local plan review Having been alerted by Moore PCC, I am writing to protest against proposals contained in the Local Plan Review I appreciate the need for new housing, although the question why we are not regenerating the town centre to accommodate people, remains. It seems to work extremely well on the continent. Less money generated by fast food places and pubs, offset by a functioning, pleasant town centre and its environs. Brown sites are also more expensive to build on and generate less profit for the Wain, Bovis et al contractors, and therefore less attractive. I assume that there is so much more profit to be made from the sale of 4 " 5 bed houses than the much fewer 2 bed. homes built on such sites? I might be cynical but please remember I have experienced the 'glorious' era of the Runcorn New Town development. Q. 4. Valuing the Local Environment Quite clearly this doesn't take into account other areas outside Warrington BC's environment! This includes the countryside and amenities around Moore village, which many Warrington residents also enjoy. I would be interested to know how you have defined 'valuing'. Q 7. Preferred Development Option Option 1 or 5 would be preferable, otherwise Moore becomes sandwiched between an

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QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Please explain why you gave this answer

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QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

Key local plan reviewHaving been alerted by Moore PCC, I am writing to protest against proposals contained in the Local Plan Review I appreciate the need for new housing, although the question why we are not regenerating the town centre to accommodate people, remains. It seems to work extremely well on the continent. Less money generated by fast food places and pubs, offset by a functioning, pleasant town centre and its environs. Brown sites are also more expensive to build on and generate less profit for the Wain, Bovis et al contractors, and therefore less attractive. I assume that there is so much more profit to be made from the sale of 4 " 5 bed houses than the much fewer 2 bed. homes built on such sites? I might be cynical but please remember I have experienced the 'glorious' era of the Runcorn New Town development".Q. 4.

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QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

No

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Please explain why you gave this answer

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

Key local plan review Having been alerted by Moore PCC, I am writing to protest against proposals contained in the Local Plan Review I appreciate the need for new housing, although the question why we are not regenerating the town centre to accommodate people, remains. It seems to work extremely well on the continent. Less money generated by fast food places and pubs, offset by a functioning, pleasant town centre and its environs. Brown sites are also more expensive to build on and generate less profit for the Wain, Bovis et al contractors, and therefore less attractive. I assume that there is so much more profit to be made from the sale of 4 or 5 bed houses than the much fewer 2 bed. homes built on such sites? I might be cynical but please remember I have experienced the 'glorious' era of the Runcorn New Town development. Q. 4. Valuing the Local Environment Quite clearly this doesn't take into account other areas outside Warrington BC's environment! This includes the countryside and amenities around Moore village, which many Warrington residents also enjoy. I would be interested to know how you have defined 'valuing'. Q 7. Preferred Development Option Option 1 or 5 would be preferable, otherwise Moore becomes sandwiched between an almost continuous built up area on New Towns. What price the Green Belt? None at all it seems. Q 10 Waterfront Proposals What about Moore nature reserves? All that expenses to be swallowed up in a huge, new

and noisy development, which puts more strain on the environment, including the existing road infrastructure. Q 12 South West Urban extension So much cheaper to build on green belt than using existing brown land, isn't it? Big business again, I fear. You have considered Walton's historic background to some extent, but not any of Moore's. Is this because we come under Halton BCC and are therefore, easy to forget? More strain on existing infrastructure, including public transport, roads, sewage system etc.

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Please explain why you gave this answer

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Please explain why you gave this answer

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Please explain why you gave this answer

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Please explain why you gave this answer

QUESTION 14

Do you agree with our approach to providing new employment land?

Please explain why you gave this answer

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Please explain why you gave this answer

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Please explain why you gave this answer

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Please explain why you gave this answer

QUESTION 4

Do you agree with the new Local Plan Objectives?

Please explain why you gave this answer

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Please explain why you gave this answer

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

Please explain why you gave this answer

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Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

I understand the need for new housing, however I feel that you have vastly over estimated the amount needed.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

I feel that if you are wanting Warrington to be a city then much more needs to be done to bring smart new affordable housing to the town centre. Take Manchester and Liverpool as examples of where this has been done brilliantly.

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

Less houses should be built and more should be built in the town centre. This would safeguard the green belt and regenerate the town centre.

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Yes

Please explain why you gave this answer

Please see previous comments about building fewer houses and building in the town centre to aid regeneration

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Please explain why you gave this answer

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

Please explain why you gave this answer

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Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

The green belt land allocated for development will greatly impact on the appeal of living in the area and will put an even greater strain on road network and services in the area. In the current climate the A49 through Stretton village, Stockton Heath and Wilderspool Causeway already have plenty of issues with traffic build up. The bridges opening and closing also have a great impact on traffic. Schools are at capacity in the area, as are dentist surgeries and doctors. I do not believe that by putting in expensive houses (not necessarily affordable by anyone's standards) we are addressing the housing crisis in Warrington.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

Too much pressure on Warrington to develop 20,000 houses in the next 20 years. is this a government pledge? Why isn't development being considered in countryside areas, with more space and less issues with overcrowding? Instead of urban sites with strains on their services?

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Yes

Please explain why you gave this answer

Have all the brownfield sites been accounted for first? Where is the proof of this? My understanding is that the council were looking at brownfield sites as first choice for development before greenfield.

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

Too much development in too small an area. Results in local house prices being affected, overcrowding in schools and lack of services for residents. Already very busy roads result in high risk for community safety, especially for families in the area whose children walk/cycle into school.

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

No

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

No

Please explain why you gave this answer

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

No

Please explain why you gave this answer

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

No

Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

Warrington Borough Council is in a position to greatly influence the town's outcome in the next few years, however I don't feel they are considering the existing community's needs. I moved to south warrington to have the best of both worlds - access to a town, but living within a greenbelt area and walking/cycle routes. The south garden city development will greatly affect us and our families, and I will be reconsidering whether I stay there in the future.

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Yes

Please explain why you gave this answer

There is no clarity on where this is going to be built

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

No

Please explain why you gave this answer

QUESTION 14

Do you agree with our approach to providing new employment land?

Yes

Please explain why you gave this answer

As long as the employment land is carefully planned out (away from urban areas) and road infrastructure supports it, I support the employment land.

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

No

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Yes

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

You will destroy village life in Grappenhall more traffic more congestion we value my property

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

No

Please explain why you gave this answer

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Please explain why you gave this answer

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No

Please explain why you gave this answer

QUESTION 3

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Please explain why you gave this answer

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QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

I think there has to be a consideration of how accurate your plans are. The numbers are very similar but you want to gamble unreplaceable greenbelt based on vague calculations. This is too risky. Work on the town centre.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

Yes, I need to be convinced this is accurate as your wanting to destroy precious greenbelt, based on past performance. I think this is a financial decision not one best for Warrington, greenbelt, environment and most of its current residents.

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

No, this seems too low.

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

No I don't. This destroys precious Greenbelt which is irreplaceable. It destroys the local character of Grappenhall, Thelwall, transpennine way, the rural feel and surrounding areas. I think the local infrastructure won't be built. The traffic is terrible now, and will get worse with 7000 more homes. We have bought into a

rural area, which this will destroy. There will be more air pollution from cars and business traffic, which will have a health impact. There are already not enough services locally. There is the destruction of wildlife and leisure space. The character of local villages will be lost. I think you focus on the town centre and grow the opportunities here.

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Yes

Please explain why you gave this answer

Warrington is not a city. It is not set up as a city and has a limit to growth. This just seems like a land grab to make money.

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

I don't think your analysis for the 'garden city' site is satisfactory.

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

No, see previous answers.

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Yes

Please explain why you gave this answer

I don't think the plan is ambitious enough. Warrington town will never be a social centre or commercially viable. Use it for housing. Close to transport.

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Yes

Please explain why you gave this answer

Is this really sensible ? I hear Moore nature reserve will be lost. This is madness. We have an obesity crisis and you want to remove all this open space to walk in. Plus the environmental damage.

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

Yes, this is unacceptable destruction of greenbelt, local character, area we have bought into and loss of irreplaceable places of beauty.

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

No

Please explain why you gave this answer

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

No

Please explain why you gave this answer

QUESTION 14

Do you agree with our approach to providing new employment land?

No

Please explain why you gave this answer

I cant see how this space will work for business with the terrible transport issues with the M6 and Thelwall Viaduct. More business transport will be terrible.

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

No

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

No

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Yes

Please explain why you gave this answer

Start again. Warrington has a limit to growth, it doesn't need to keep growing so there are more people here, paying more council tax. Your plan will destroy the South of Warrington. Expect a long court experience. Expect protests. We didn't invest in South Warrington to have it destroyed by your plan. Greenbelt is greenbelt ! Respect it. Rethink this plan. Ands think we may not be able to grow Warrington. You dont invest in the town now, so why should we believe you will. It is not a city.

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

Acceptance of govt numbers difficult to avoid but distribution of numbers of houses over Warrington is most contentious. Why are some places hardly represented (e.g. Glazebrook) and why are others e.g. Lymm about to be hammered again. This is NEVER explained. The answer is that developers are waiting to pounce in Lymm and cannot be bothered to go elsewhere. They should be pushed into other place. That is what people want.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

You have only taken into account the land that is available already and sat on by developers and others. There seems to be no independent planning apart from this. Why does not the council think for itself and plan on its own initiative rather than just going where the existing holding of building land happens to be.

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

NO because you have not said where the development is to be and you have not considered what green belt is supposed to be i.e. to prevent neighbouring communities from merging.

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

NO because you have talked about the economy, community facilities and infrastructure. You do not take into account people's wishes. You never talk about what people really want. In Lymm, for example, we do NOT want any further development. We need a Local Plan but not one that ignores people really want.

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Yes

Please explain why you gave this answer

FAQ 1, 4 and 9 all fail to address popular opinion as an issue.

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

You have not 'assessed different options' . On the other hand, you have simply added up land already prepared for development. This is not planning.

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

Please explain why you gave this answer

FAQ 14 says that in the outlying settlements new homes must be only accommodated by existing infrastructure. But it is not. Lymm's schools, for example, are already bursting at the seams and there are still more children to come through from existing development. Also, you know that you may well not be able to supply the required infrastructure since the government squeeze on local govt expenditure may very well stop you from doing so.

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

No

Please explain why you gave this answer

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

No

Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

You are very optimistic about the availability of finance for infrastructure development. Where will it come from?

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

No

Please explain why you gave this answer

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Yes

Please explain why you gave this answer

Many of the comments I have made already relate to Lymm. Lymm has had enough and its residents are sick of development. Why more? Cannot other communities enjoy the joys of development. You cannot be sure you will have the resources with which to develop the infrastructure.

QUESTION 14

Do you agree with our approach to providing new employment land?

Yes

Please explain why you gave this answer

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

No

Please explain why you gave this answer

Put ordinary people first.

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Yes

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Yes

Please explain why you gave this answer

Public opinion in places like Lymm. We have had loads of development. The population of Lymm has gone from 4,000 to over 15,000 now since I have lived here.

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

The analysis of housing need needs to take into consideration the recent government advice and be recalculated.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

No

Please explain why you gave this answer

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

There appears to be a significant amount of land earmarked for release from Greenbelt. Although Fiddler's Ferry is touched on, this area has not been explored appropriately, and is likely to be decommissioned in the local plan period, this should negate the need for some Greenbelt release and as such should be incorporated into the calculation. The total number of houses that have been suggested for the Borough appears to be excessive in light that many economic uncertainties are ahead.

QUESTION 4

Do you agree with the new Local Plan Objectives?

Please explain why you gave this answer

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

There appears to be a disproportionate amount of housing and employment development allocated to the south of the Borough.

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

Yes

Please explain why you gave this answer

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

No

Please explain why you gave this answer

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Please explain why you gave this answer

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Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

No

Please explain why you gave this answer

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No

Please explain why you gave this answer

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

No

Please explain why you gave this answer

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Yes

Please explain why you gave this answer

This response specifically relates to:R18/076 or SHLAA2901 " Land to the East of Crouchley Lane. Part of parcel of Land LY22This site is extremely high value Green Belt. It is site GA8 which has been assessed as making a strong contribution to the purposes of the green belt (only 5/24 have been assessed as making strong contributions and this is the only strong contribution site bordering Lymm. When subdivided again into parcels, LY22 is judged to be strong therefore it's not an exaggeration to say that this site appears to be amongst the most valuable in the whole borough.The landscape value uniqueness and quality of this site should therefore be preserved with its openness, lack of hard boundaries, combination of rolling countryside (low level vegetation) with dispersed treelines at some distance and if greenbelt release is needed, then the mild and moderate contributors should be released initially.Heritage and character. This site is fundamental to the setting of Lymm Water tower, a grade II listed building. The site affords the only uninterrupted views of Lymm Water Tower. Development of the site would undoubtedly compromise the visual amenity associated with the tower and be certain to place it in a less sympathetic setting - its current setting is in effect little changed since the 19th Century.Agricultural valueThe site's agricultural use is currently varied with wheat, potatoes, peas, barley, rapeseed, soya bean and sugar beet all having been planted in recent years. As well as being indicative of high quality agricultural land, this varied crop cycle adds to the visual amenity of the site and sense of connectedness with a natural landscape.Amenity valueA right of way crosses the site, used regularly by dog-walkers, ramblers, and runners and providing a more pleasant non-vehicular route to other amenities, such as Lymm Dam, than does Higher Lane.EcologyNo assessment has been made by the landowners, they have simply relied on the site's agricultural use to infer low ecological value. Residents' experience is, however, of bats, lapwing and hares all being seen on the site.Highways & accessFundamental to residents' case is that the site is unsuitable for development by virtue of its strong contribution to green belt purposes and its other features outlined above. But the site has significant practical issues, in particular the lack of suitability of Crouchley Lane as the access point for a substantial housing development and an extremely narrow pedestrian footpath adjoining a dangerous bend at Higher Lane.

QUESTION 14

Do you agree with our approach to providing new employment land?

Yes

Please explain why you gave this answer

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

No

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

The analysis of housing need needs to take into consideration the recent government advice and be recalculated.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

There appears to be a significant amount of land earmarked for release from Greenbelt. Although Fiddler's Ferry is touched on, this area has not been explored appropriately, and is likely to be decommissioned in the local plan period, this should negate the need for some Greenbelt release and as such should be incorporated into the calculation. The total number of houses that have been suggested for the Borough appears to be excessive in light that many economic uncertainties are ahead.

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

There appears to be a disproportionate amount of housing and employment development allocated to the south of the Borough.

QUESTION 4

Do you agree with the new Local Plan Objectives?

Yes

Please explain why you gave this answer

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Please explain why you gave this answer

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

Please explain why you gave this answer

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Please explain why you gave this answer

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Please explain why you gave this answer

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Please explain why you gave this answer

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Yes

Please explain why you gave this answer

This response specifically relates to: R18/076 or SHLAA2901 " Land to the East of Crouchley Lane. Part of parcel of Land LY22 This site is extremely high value Green Belt. It is site GA8 which has been assessed as making a strong contribution to the purposes of the green belt (only 5/24 have been assessed as making strong contributions and this is the only strong contribution site bordering Lymm. When subdivided again into parcels, LY22 is judged to be strong therefore it's not an exaggeration to say that this site appears to be amongst the most valuable in the whole borough. The landscape value and quality of this site should therefore be preserved with its openness, lack of hard boundaries, combination of rolling countryside (low level vegetation) with dispersed treelines at some distance all creating a unique area. If greenbelt release is needed, then the mild and moderate contributors should be released initially, as per the Borough's recommendations. Heritage and character This site is fundamental to the setting of Lymm Water tower, a grade II listed building, it affords the only uninterrupted views of Lymm Water Tower. The setting of a listed building is often an essential part of a building's character. This is particularly the case with Lymm Water Tower, as the original design of the Victorian water tower was no accident. Whilst its function as a water tower is obvious, the design style adopted was purely theatrical, with the building's sponsors " the local landed gentry " opting to replicate the look of a castle on the hill, to be viewed from the surrounding countryside. Development of the site would undoubtedly compromise the visual amenity associated with the tower and be certain to place it in a less sympathetic setting - its current setting is in effect little changed since the 19th Century. Agricultural value The site's agricultural use is currently varied with wheat, potatoes, peas, barley, rapeseed, soya bean and sugar beet all having been planted in recent years. As well as being indicative of high quality agricultural land, this varied crop cycle adds to the visual amenity of the site and sense of connectedness with a natural landscape. Amenity value A right of way crosses the site, used regularly by dog-walkers, ramblers, and runners and providing a more pleasant non-vehicular route to other amenities, such as Lymm Dam, than does Higher Lane. Ecology No assessment has been made by the landowners, they have simply relied on the site's agricultural use to infer low ecological value. Our experience is, however, of bats, lapwing and hares all being seen on the site regularly. Indeed, taking the lapwing as an example, 5-6 nesting pairs have consistently been sited on this land. Given the declines in lapwing populations, with numbers dropping by 80% since the 1960's, the habitats, especially in the West of England, where drops in numbers have been greatest, should be protected. Highways & access Fundamental to our response is that the site is unsuitable for development by virtue of its strong contribution to green belt purposes and its other features outlined above. But the site has significant practical issues, in particular the lack of suitability of Crouchley Lane as the access point for a substantial housing development. It seems highly likely that a 'death trap' will be created if vehicular and pedestrian use is increased down this road to service a development. This has ramifications for decision makers and needs to be borne in mind in the increasingly accountable world we live in.

QUESTION 14

Do you agree with our approach to providing new employment land?

Please explain why you gave this answer

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Yes

Please explain why you gave this answer

The number of homes planned exceed what is actually necessary by independent assessment. Even withstanding this, it is difficult to understand why south Warrington has been so disproportionately targeted with this influx in housing. There are areas in North Warrington that do not seem to have been considered - more transparency is needed on how these decisions have been reached.

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Yes

Please explain why you gave this answer

As mentioned, the number of homes planned exceed what is actually necessary by independent assessment. The justification for this vast number of houses does not seem to be supported.

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

No

Please explain why you gave this answer

Building on the green belt areas in this area of south Warrington is completely unacceptable and will impact the environment, wildlife and the wellbeing of all residents. In particular, I was completely shocked to learn about the plans to build on the area currently owned by the Pewterspear Green Trust. This area currently includes a cricket pitch, football pitches and other areas such as ponds and walking paths. This area is enjoyed and used by people of all ages and is central to the wellbeing and enjoyment of all residents. Building on this area would completely remove all traces of recreational and green areas and would be simply devastating for residents in the immediate and surrounding areas.

QUESTION 4

Do you agree with the new Local Plan Objectives?

No

Please explain why you gave this answer

I agree in that new affordable housing needs to be built, however, the scale and areas targeted in this plan are not appropriate. The vast area of housing and the number of new residents and traffic this would bring to the area would be overwhelming for the current infrastructure and services. Traffic on most of the roads in this area are already gridlocked at peak times and this influx of housing would only worsen the situation. The detrimental effect caused by the increased traffic cannot be overstated. The provision of local health and educational services is already very stretched and the proposed development would overwhelm these services.

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Yes

Please explain why you gave this answer

As mentioned, the plans for building on the green belt areas in this area of south Warrington are unacceptable.

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Yes

Please explain why you gave this answer

There seems to be no transparency about how these areas were determined. Why has south Warrington been so disproportionately affected?

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

No

Please explain why you gave this answer

There are other ways to meet the housing demands and as mentioned this goes beyond what is actually required to meet the needs.

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

No

Please explain why you gave this answer

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

No

Please explain why you gave this answer

QUESTION 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Yes

Please explain why you gave this answer

I strongly object to the proposals for the Stretton, Appleton and Appleton Thorn for a number of reasons. Firstly, building on the green belt areas in this area of south Warrington is completely unacceptable and will impact the environment, wildlife and the wellbeing of all residents. In particular, I was completely shocked to learn about the plans to build on the area currently owned by the Pewterspear Green Trust. This area currently includes a cricket pitch, football pitches and other areas such as ponds and walking paths. This area is enjoyed and used by people of all ages and is central to the wellbeing and enjoyment of all residents. Building on this area would completely remove all traces of recreational and green areas and would be simply devastating for residents in the immediate and surrounding areas. Building on this green belt area is simply unacceptable, but even withstanding this point the vast area of housing and the number of new residents and traffic this would bring to the area would be overwhelming for the current infrastructure and services. Traffic on most of the roads in this area are already gridlocked at peak times and this influx of housing would only worsen the situation. The detrimental effect caused by the increased traffic cannot be overstated. The provision of local health and educational services is already very stretched and the proposed development would overwhelm these services. The vastly increased traffic and the complete removal of green belt areas would increase pollution to unacceptable levels. The increased traffic would also create a more dangerous situation for children and parents around the primary school, Stretton St. Matthews. The scale of the planned development would completely destroy the feeling, history and ethos of the local area.

QUESTION 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Please explain why you gave this answer

I strongly object to the proposals for the Stretton, Appleton and Appleton Thorn for a number of reasons. Firstly, building on the green belt areas in this area of south Warrington is completely unacceptable and will impact the environment, wildlife and the wellbeing of all residents. In particular, I was completely shocked to learn about the plans to build on the area currently owned by the Pewterspear Green Trust. This area currently includes a cricket pitch, football pitches and other areas such as ponds and walking paths. This area is enjoyed and used by people of all ages and is central to the wellbeing and enjoyment of all residents. Building on this area would completely remove all traces of recreational and green areas and would be simply devastating for residents in the immediate and surrounding areas. Building on this green belt area is simply unacceptable, but even withstanding this point the vast area of housing and the number of new residents and traffic this would bring to the area would be overwhelming for the current infrastructure and services. Traffic on most of the roads in this area are already gridlocked at peak times and this influx of housing would only worsen the situation. The detrimental effect caused by the increased traffic cannot be overstated. The provision of local health and educational services is already very stretched and the proposed development would overwhelm these services. The vastly increased traffic and the complete removal of green belt areas would increase pollution to unacceptable levels. The increased traffic would also create a more dangerous situation for children and parents around the primary school, Stretton St. Matthews. The scale of the planned development would completely destroy the feeling, history and ethos of the local area.

QUESTION 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

No

Please explain why you gave this answer

QUESTION 14

Do you agree with our approach to providing new employment land?

Yes

Please explain why you gave this answer

In principle this is fine, but the use of greenbelt land is not acceptable.

QUESTION 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Yes

Please explain why you gave this answer

QUESTION 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Yes

Please explain why you gave this answer

QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

No

Please explain why you gave this answer

QUESTION 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Please explain why you gave this answer

QUESTION 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Please explain why you gave this answer

QUESTION 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Please explain why you gave this answer

QUESTION 4

Do you agree with the new Local Plan Objectives?

Please explain why you gave this answer

QUESTION 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Please explain why you gave this answer

QUESTION 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Please explain why you gave this answer

QUESTION 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

Please explain why you gave this answer

QUESTION 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Please explain why you gave this answer

QUESTION 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Please explain why you gave this answer

QUESTION 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Please explain why you gave this answer

QUESTION 11

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QUESTION 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Please explain why you gave this answer