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Dear [REDACTED]

Thank you for the Park Royal consultation. I am writing to express my concern over the proposals raised by Warrington's local development plan. I fully understand the need for house-building projects. However, following the public consultation, I do not feel the proposals satisfactorily address this problem and object to the plan.

Please send me, in writing, the evidence that you have on the following points:

- 1 Affordable housing: I'd like to have assurances that the mooted future developments . If they must take place, are not to the benefit of private developers only. What will be the percentage of housing association to private profit? Following the Parr's Wood development, and the plans for this proposed development where exactly do you place the Maginot line between green space that is allowed to stay, and land that can be sold off?
- 2 The amount of housing: The 24.000 figure. Where does this come from? It is not stipulated by government.
- 3 Traffic assessments : 24.000 extra homes places a burden on local infrastructure that is already under strain Warrington is consistently gridlocked for hours and I have on many occasions, abandoned my car and walked home after sometimes being in my car for over two hours for a 20 minute commute. The strategic route crossing the canal by the old railway bridge was recently called an ugly rumour however it is clearly outlined on pdf's on your website documents. Why the obstruction ? And what precisely are the new link road options?

4 Lifestyle: childhood obesity rates continue to grow, lifestyles are increasingly sedentary and the weight of evidence points to encouraging Warrington residents to become more active. not only for physical benefits, but mental too. The proposed development delivers more housing/cars/roads, but not more green space. How do you plan to mitigate that?

5 Warrington's air quality: according to the World Health Organisation Warrington was named as in the top 40 and second in the north west as urban areas breaching safe air pollution levels in the UK. In 2016 Cllr Maureen McLaughlin, as executive board member for Public health and wellbeing, said this: "Warrington Borough Council takes its responsibility for the health and wellbeing of residents extremely seriously. we remain determined to tackle the causes of ill health in the borough and that includes air pollution."

Please send the impact study on pollution levels caused by the preferred plan

6 Wildlife and protected species: bats, kites, badgers live in the affected areas. Will the council engage with wildlife groups? What will the council do to protect local wildlife and their habitats?

7 Flooding: the area around the A50 is affected by flooding. This was not highlighted in the presentations at the consultation. What steps are being taken to address the impact construction work and more housing will have on the new builds themselves but also the surrounding areas?

8 CAV/technology developments. What kind of forecasting/modelling has been initiated in estimating future infrastructure needs? I would like my borough council to be leaders and early adopters of technologies that will look to decrease congestion such as smart lanes, pedestrianisation, driverless cars, and increased cycling networks.

Have these issues been considered as new transport links are planned?

9 Town centre/brown field sites: I would like your reassurance that brownfield sites will be fully maximised and the town centre is focussed on as a prime area for residential and housing development before green space, wildlife and rural areas are sacrificed. Entire units on Bridge Street lay empty and have been for some time. Please can you set out and respond with your imaginative solutions and efforts to convert such areas to appealing places to live?

10 Another comment from one of your team at the consultation: "No one wants to live in high-rises". I would like you to send me the evidence as the basis for this assessment. I'm sure it's understandable that no one wants to live in a high-rise like Grenfell, but that does not describe the kind of urban living solutions seen in Stockholm, Copenhagen, or closer to home, Manchester. Please send me a reassurance that building affordable urban living 'upwards' rather than always 'outwards' is not dismissed by your team out of hand.

11 Outside interests: I wonder if you could clarify how many members of the department live in or close to the areas actually affected by your preferred options?

12 Community engagement: I would also appreciate your outlining of the future steps you plan to take to more effectively communicate the local development preferred plans? Perhaps a more active approach both on the doorstep and on social media to better engage the whole range of people detrimentally affected by the plans.

I look forward to your reply.

Kind Regards

[Redacted]

[Redacted]



WARRINGTON

Borough Council

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21 September 2017

Dear [REDACTED]

WARRINGTON BOROUGH COUNCIL LOCAL PLAN PREFERRED DEVELOPMENT OPTION CONSULTATION

I am responding to your email of 18th September 2017 addressed to Cllr O'Neill. Cllr O'Neill has asked me to respond.

We have prepared a range of evidence base documents which are available on our web site which address some of the issues you have raised. However, it is important to stress that we have not carried out the full level of detailed assessment that will be required to support the formal draft version of the Local Plan. We are consulting ahead of working up the formal Plan to give residents the opportunity to provide comments an early stage.

I will respond to each of your points in turn.

Affordable Housing

The Council currently seeks 30% affordable housing on sites in south Warrington. Concern about the affordability of homes has been a common theme at our consultation events. I would encourage you to raise this issue in your response to the consultation as this will assist the Council in working up its detailed affordable housing requirements.

Quantity of Housing

The Council has set out how it has worked out its housing target in the Preferred Development Option Consultation Document – paragraphs 2.3 to 2.21 and paragraphs 4.5 to 4.19. More technical justification is provided in the Strategic Housing Market Assessment (SHMA) documents which are provided as supporting documents on our web site.

In summary, the Government's National Planning Policy Framework (NPPF) requires the Council to plan for a level of housing to match forecast jobs growth. For Warrington this means our housing need is 955 homes per annum. This is our 'objectively assessed need' for housing and is the minimum level we can plan for under current Government guidance.

The Council has reviewed its own regeneration and growth plans as set out in the Warrington Means Business regeneration programme and in the Cheshire and Warrington Local Enterprise Partnership's (LEP) Strategic Economic Plan. The housing requirement to support the level of job growth proposed in these documents equates to 1,113 homes per annum. The Council is making the positive decision to plan for this level of growth and this provides the basis for the Local Plan Preferred Development Option.

You may be aware that the Government is currently consulting on a new methodology for calculating local housing need. Under the proposed methodology our Local Housing Need figure is calculated at 914 homes per annum. This is based on the Government's projected household growth for Warrington, taking into account house price affordability. This calculation for Warrington has been confirmed by the Government's Department for Communities and Local Government (DCLG).

It should be noted that new methodology is supportive of councils uplifting their housing targets above the minimum figure if they have ambition to increase employment and jobs in their areas. We have provided more information on the new methodology as an additional 'Frequently Asked Question' on our web site.

Increased Traffic

The Council has undertaken an initial transport review in support of the Preferred Development Option but much more detailed Transport Assessment work will be carried out in preparation of the draft Local Plan using a detailed Transport Model which has been prepared specifically for Warrington.

The Council will also be updating its Local Transport Plan in parallel with the Local Plan to ensure future transport planning is fully joined up with land use planning.

As part of the consultation, the council has prepared a development concept for the garden city suburb, to the south east of Warrington. This is one of the locations proposed for new development as part of the preferred development option and the council considers this area could provide up to 7,000 homes.

The development concept is an illustration of what this development could look like and sets out the likely infrastructure required to support this level of growth, such as new schools, health facilities, parks and transport improvements. The development concept identifies potential transport infrastructure to support development and

suggests that a number of new routes including a further crossing of the ship canal may be required.

No detailed scheme has been worked up for a crossing at this stage and this crossing could be a road, a public transport route such as a busway or a combination of the two – further work will be required to determine this.

The development concept shows the potential of using the disused railway line as this is an existing alignment making it possible option for the location of a crossing. It also shows an illustrative alignment of a new link route which would connect the crossing into the proposed Garden City suburb to the south and towards to the town centre to the north. This route has been included to give an indication of the areas that the route would need to connect to and has not been worked up in detail.

Following the current consultation period, the council will be looking at the transport impacts of the preferred development option in much more detail to confirm whether a new ship canal crossing is required. If it is required, the Council will need to consider all possible route options for the crossing in addition to the option shown on the plan. This will be subject to further consultation as part of the next round of Local Plan consultation scheduled for spring 2018 before it is subject to Independent Examination by a Government appointed inspector.

The Council would undertake a thorough public consultation on all transport schemes which are needed to support the Local Plan once it is adopted.

Lifestyle

Promoting active lifestyles is specifically referenced within the proposed Objectives for the Plan as is the importance of green spaces. We have also worked with our Public Health colleagues in updating the key considerations for the Sustainability Appraisal which we need to undertake to test sustainability and environmental aspects of the Plan. The Sustainability Appraisal document which has been produced in respect of the Preferred Development Option is provided on our web site as a supporting document.

Air Quality

Improving Air Quality is also specifically referenced in the Plan Objectives and is an important consideration in the Sustainability Appraisal. The Council will need to undertake a more detailed assessment of air quality impacts in support of the formal draft version of the Local Plan.

Wildlife and protected species

This is an important consideration in the Sustainability Appraisal but again more detailed work, including a Habitats Assessments will be required in support of the formal draft version of the Local Plan.

Flooding

We have taken into account the Environmental Agency's defined Flood Zones in working up the Preferred Development Option. We will however need to complete a detailed Flood Risk Assessment in support of the formal draft version of the Local Plan.

CAV Technology developments

This is another issue which has been raised during our consultation events. This is something the Council will need to consider in support of the formal draft version of the Local Plan and as part of updating its Local Transport Plan.

Town Centre / Brownfield Sites

The Council has set out how it has assessed the potential for development within the existing urban area in paragraphs 2.22 to 2.26 and 4.8 to 4.10 of the Preferred Development Option Consultation document. The Council has also provided a more detailed Urban Capacity Statement as part of the supporting documents to the Preferred Development Option. The Preferred Development Option looks to promote higher density development, including flats, in the town centre and inner Warrington. This includes bringing vacant buildings back into use.

Outside Interests

Where professional Officers of the Council live is not relevant to the Local Plan consultation.

Community Engagement

The Council has received a number of comments about the nature of the consultation on the Preferred Development Option and will be taking these into account ahead of the next stage of consultation on the Local Plan.

We have registered your letter as a formal response to our Preferred Development Option. We are hoping the above highlights the initial evidence we have produced to date. If this has not addressed your concerns then we would welcome a further response which we will then combine with your initial letter.

Yours sincerely,

