



Dear Sir/ Madam

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

I wish to object to the current Preferred Development Option for the following reasons:

- The use of Green Belt land should only be used in exceptional circumstances.

The National Planning Policy Framework (NPPF) states that Green Belt boundaries should not be altered unless by 'exceptional circumstances'. Furthermore, the Government's current White Paper entitled 'How to fix our broken housing market' strongly supports the avoidance of using Green Belt land and states, "we propose to amend national policy to make clear that authorities should amend Green Belt boundaries only when they can demonstrate that they have examined fully all other reasonable options for meeting their identified development requirements." Part of this recommendation outlines how brownfield sites should be considered before the Green Belt. Given that there is significant brownfield around Warrington which could be used, including the possible use of Fiddlers Ferry power station when it ceases to operate in the very near future, surely this land should be considered and exhausted first. Moreover, the Government's recently published "Planning for the right homes in the right places" consultation document ensures that the methodology and numbers in the PDO are now inconsistent and specious. Not as many houses will need to be built and any that are could easily be built on current brownfield sites; the council can protect and preserve existing Green Belt land.

- The development of so many houses will lead to severe traffic problems in the area.

Warrington is already a town which suffers from aggravating traffic congestion, but the exponential growth of houses and associated cars will ensure gridlock. No detailed traffic survey appears to have been included in the PDO and the roads which have been pencilled into the plan are in no way sufficient to satisfy the transport needs for this huge development.

- The environment of Warrington will suffer.

In May 2016, the World Health Organisation reported that Warrington was the second worst town / city in the North West for breaching safe levels of air pollution. The additional of so many new houses and associated cars will only serve to worsen the environmental quality of Warrington and put even greater pressure on Warrington's healthcare institutes.

- Warrington's already pressurised healthcare will be put under increasing and unsustainable burden.

Warrington and Halton hospitals are already operating at or near to capacity. Moreover, almost all of the GP / medical centres 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 and the hospitals of the area will find it impossible to cater for such an influx of people.

- The PDO seems to be driven by the desire of WBC to achieve "City Status".

The aspirations of WBC to become a city are not necessarily shared by residents. Such aspirations cannot be considered "exceptional" enough to warrant the destruction of vast swathes of Green belt land. The sheer scale of the building works proposed would ensure that the character of South Warrington would be irredeemably changed and damaged. The ability to enjoy the countryside is a vital amenity; the loss of such significant amounts of green space in pursuit of "city status" would be detrimental to the whole town and generations to come.

- WBC was apathetic in informing the public about their plans.

The Public consultation period was held without adequate advertising and held throughout peak holiday season. Given that WBC could find the time to inform people about their decision to start charging for Green waste disposal, I find it astounding that they could not find the time to adequately inform the people of Warrington about the PDO.

Thank you for taking the time to read my objections; I trust they will be given serious consideration.

Yours faithfully