



Please find below my summary objections, concerns and question relating to the proposal.

1. The PDO does not adequately demonstrate the requirements of the NPPF or the government definition of exceptional circumstances for development in the Green Belt.
2. It was interesting to see that Warrington did not submit a return to central government on unused brown field sites in the borough last year when it had in previous years. Therefore members of the public have been unable to scrutinise this data. Additionally, there is no readily available information on green field as opposed to green belt land
3. The three categories listed by Arop are subjective and target one specific area within the borough, namely South Warrington.
4. Green Belt was designed to offer a buffer zone between neighbourhoods and towns and to prevent urban sprawl . The extent of the proposed development is contrary to this purpose.
5. Concerns regarding air quality and the effects of a loss of green open space versus the vehicular journeys the additional housing and commercial development have not been addressed in the document
6. There is no evidence of a local appetite for Warrington Town to become an City. The Council's aspirations represent an unnatural growth in housing and commercial properties.
7. The existing road network, ie those that serve the central area around the town centre could not cope with 24,000 additional houses and commercial properties. The improvements to the M6 and 'new' roads will not address this
8. I also have concerns about the consultation process. The fact that there is no one single, over-layed document showing the scale of the proposal is misleading. Separating it into over 50 small scale, individual land parcels is deliberately misleading.
9. In terms of wildlife mitigation once the whole area has been developed there will

be no-where for it to go. The one parcel of land identified as a park will not be sufficient for all existing residents and wildlife to cohabit. This is without the additional 8,000 houses in the area.

Kind regards

