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**Warrington Borough Council Local Plan.**

**Preferred Development Option (PDO), Regulation 18 Consultation, July 2017.**

I have studied both the maps and the documentation and attended several of the consultation sessions. I consider the proposals in the PDO neither acceptable nor achievable.

The population growth implicit in the PDO, calculated by using the 2.3 multiplier on the housing growth, is significantly higher than the growth forecast for Warrington provided by the Office of National Statistics by almost a factor of two. I consider, therefore, that the housing numbers in the PDO are double those needed. I calculate only 12,442 (including a 5% contingency plus the current backlog) additional houses will be required, not 24,220.

This lower number can all be built on brownfield sites. The PDO states that the urban capacity (brownfield sites) is 15,429. In addition, new brown field sites are very likely to become available over the period of the Plan.

**No green field site in Warrington need be built on over the 20 year plan period.**

I consider our Town has some very high quality green field areas which should be preserved for the enjoyment and health of town.

**The roads in Warrington are already, in places, over capacity and pollution too high.**

When Warrington was being developed as a new town in the 1970/80's, a major new road system was planned, including a new North/South expressway. The New Town Corporation (NTC) recognized that the existing crossings of the Ship Canal (installed in the 19<sup>th</sup> century), which divides the Town, would not support the housing growth then planned. The NTC was wound up before it could finish its project and new roads joining the two halves of the Town were not built.

The PDO proposes a greater housing growth than planned by the NTC and car ownership now much higher. There is little recognition in the PDO that this is a major problem.

**To sum up:**

**The growth in housing numbers planned in the PDO is higher than needed to house the forecast growth in population of Warrington. The number of houses required over the 20 year period of the plan can all be built on available brown**

**field sites. There is no need to build on any of the green belt land in Warrington. Too little attention has been given to the roads required to support, even the reduced number of houses I believe necessary to accommodate forecast population growth.**

**I believe that the PDO proposals are not acceptable or achievable and should be reconsidered.**

**Please take my views into account when writing the Draft Local Plan.**

Yours sincerely,

A solid black rectangular redaction box covering the signature area.