<u>Consultation on the proposed Preferred Development Option - 2017.</u>

I wish to comment & object to the proposed PDO as follows:-

1. Reclassifying the Green Belt should be a 'last resort' option – no matter how much this option is loved by speculative builders & developers. Once such a step is taken, it cannot be reversed & the green countryside is lost forever, whether it is used in the short term or not. All other options must therefore be shown to have been exhausted and I have seen no evidence that this is the case.

2. Also, if as the PDO proposes, 22,260 homes are to be built in the near future, the proposed imminent closure of many public libraries, particularly in South Warrington, should immediately be put on hold, if not scrapped. It is obviously an amenity which in the near future will be at least required, if not enhanced.

3. Without considerable upgrading, NHS services in the area could not cope with such an increase in demand. Reassurance on this matter should be built into the plan so that rate of development is dictated by the appropriate level of improvement in supporting services.

4. If the proposed scale of new development is proven to be necessary, steps must be taken to ensure that it is imaginative, as with the previous New Towns, with the best available Planners, Architects, Engineers and Landscape Architects involved, NOT uninspired 'pepper-pot' spec-built development which is so prevalent. The areas around Warrington deserve better. It is not yet a 'City' - 'Garden' or otherwise and nor, I would suggest, do the majority of people in Warrington want it to be.

5. My last concern is that of the necessary supporting infrastructure for such development. This MUST be funded and in place before actual development comes on-stream. Also, the effect the extensive proposals for certain areas of the borough will have on other less affected areas – traffic generation etc. - needs to thought through and taken into account. There are enough 'bottle-necks' in Warrington as it is.

Please consider & take these views into account.