



Dear Sir/Madam

RE: Warrington Borough Council Local Plan. Preferred Development Option Consultation.

I wish to object in the strongest terms to the current Preferred Development Option (PDO).

My principal reasons for objecting to the PDO are:

1. The flawed vision for making Warrington a city.
2. The suggestion to turn the Trans-Pennine trail into a major transport route.
3. The lack of exceptional circumstances for reclassifying the green belt.
4. The absence of any serious brown field development prioritization.
5. The miscalculation of the housing needs.
6. The inadequacy of the consultation process.

Having read the councils PDO document and attending several (terrible) consultation meetings I am frankly appalled at the councils blatant green belt land grab attempt.

Clearly there is a need to build more houses in the UK and the government has detailed the projected amount of building required in each area. The PDO document however is nothing more than a series of outlandish claims and dubious projections with the sole aim of justifying the release of an extortionate amount of green belt for greedy developers. There is enough brown field land in Warrington to easily accommodate the governments projected house building needs.

The fundamental assumption behind the PDO is that Warrington is to become a city. This assumption is flawed; the council has not received any mandate from its constituents regarding becoming a city. There has been no referendum and this objective has not appeared in any manifesto. Additionally Warrington does not have the social infrastructure (Hospitals, Emergency services, Social services etc.) to support the proposed PDO.

Additionally, the housing the PDO proposes to build are large (read expensive) homes with big gardens located in the least densely populated and more expensive areas of the town. The PDO does not consider the type of houses Warrington really requires; affordable housing for those trying to get onto the property ladder and smaller properties for elderly residents who would like to downsize.

The council (as representative and servants of its constituents) should be working to protect and preserve existing green belt not destroy it! The Trans-Pennine trail and the surrounding green belt land is a haven for many species of animals and plants. The PDO does not appear to have considered the environmental impact of its plans. The green belt is there for a reason and should be protected.

With regards to the proposed transport infrastructure to support the PDO I would like to raise the following points.

1. Warrington already is at critical saturation point with regards to traffic. The increase in traffic the PDO would produce would take us well over this threshold.
2. The 2016 study by the World Health Organisation ranked Warrington as having the second highest air pollution levels in the North West. The PDO would make this situation far worse with dire health consequences the Warrington residents.
3. The proposed destruction of the beautiful Transpennine trail (and Weaste lane) for what appears to be dual carriageway is ridiculous. The trail runs from Southport to Hull uninterrupted and is used by hundreds of thousands of people every year. The fact that the council has even considered this let alone put it in their PDO clearly shows a lack of appreciation for the needs of its constituents.

Once the green belt is gone there is no way to get it back, I urge the council to abandon the PDO and strive to preserve the green belt and Trans-Pennine trail for Warrington's current residents and future generations.

Yours sincerely