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Dear Sir,

I have been a Warrington resident since [REDACTED] and have benefited from being a citizen of this town and have never previously had cause to question the direction in which the WBC were taking the town. Until now! However I am deeply concerned about the proposed PDO. in many respects. I shall focus on two of my concerns.

1.

The housing "needs" (?) for 2017-2037 show very large numbers being considered - approx. 24,000 as shown in the table (p.14. 4.11).

- This cannot be justified if we consider Warrington's recent population growth taken from the Census.

1981	170,200
1991	184,700
2001	191,200
2011	202,710

A total increase of 32,510 in three decades; 10837 per decade.

- The "Plan" has no clear population estimate for 2037. Based on actual recent growth there has been no sign of an increase in the rate of increase, thus an increase of 20-25,000 might reasonably be expected for 2017-37.
- The 2011 Census states that the average U.K. household size was 2.3. If we take the lowest PDO estimate of housing need for a population increase of approx. 25,000, ie.20902 houses, then each house built would be home for only 1.2 people. This is clearly ridiculous.
- The actual number of homes "needed" could be built within existing "urban capacity" (point 4.10 page 13) ie 15419 - more than sufficient for realistic population growth.

2.

The encroachment into the Green Belt cannot be justified given the above numbers. Your own Ove Arup survey reveals "Strong" elements in many Green Belt zones which should not be built upon; despite this some of these zones are under the threat of houses, shops and a "strategic route" being built. Why are you choosing to ignore the findings of the survey which you commissioned?

The grandiose notion of making Warrington into a "city" is quite simply not necessary. The many negatives to the proposed scheme totally outweigh the positives. I am not in favour of the proposed developments.

Yours faithfully, [REDACTED]