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I strongly oppose the PDO of the Local Draft Plan 2017 currently proposed by Warrington Borough Council

Housing “Affordable housing” seems to be the meaningless term adopted by wealthy developers and councils to justify building houses whenever or wherever they need to make a profit. For some people affordable housing comes with a price tag above £1,000,000 others would struggle to purchase a property costing 100k. If WBC were to build houses within a lower price range then less land would be required and the people who need homes would be housed. There are plenty of 3-5 bed houses in the Grappenhall/Thelwall/Lymm areas, but nowhere near enough smaller houses (bring back the 2 up 2 down terrace houses) for first time buyers or suitable housing for the growing older and more infirm generations. Many of the bungalows originally built for retired couples seem to have been hijacked by the advantaged families who have then extended them to form even more 4 bed properties, thus depriving the elderly of homes they need and can afford. Few 2 bed bungalows stay on the market for very long in this area.

Green belt Frankly the use of so much green belt for housing, roads and industry is obscene. We criticise other nations for destroying rain forests and jungle habitats, and yet this is what WBC is proposing to do albeit on a smaller scale.

The proposed destruction of Moore Nature Reserve by Peel Holdings and its council member supporters is a prime example of this. I cannot understand why the plentiful amount of brown sites cannot be used. I believe WBC has failed to submit a plan of its brown sites to the Government for at least two years.

We do not know how Brexit will affect us. But the landowners and farmers who have agreed to sell their Green Belt fields for monetary gain will be helping to reduce the ability for us to grow our own food in the future.

The National Planning Policy Framework Green Belt raises some issues and recommendations: To check the unrestricted sprawl of large built up areas. Without green belt this sprawl will spill out into open countryside.

To prevent neighbouring towns merging into one another. The loss of Green Belt around settlements would lead to their merging with each other. Individual settlements such as Lymm would lose their local distinctiveness and special character.

To assist in urban regeneration by encouraging the recycling of derelict or soon to become derelict (e.g. Fiddlers Ferry) and other urban land. The urban town centre and surrounding built up area is the most sustainable part of Warrington, where there is an urgent need of regeneration and the recycling of previously developed land.

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open for future generations. The essential essence of Green Belts is their openness and their permanence.

No exceptional circumstances have been provided by WBC to release Green Belt land.

Previously developed sites suitable for housing are in urgent need of regeneration. For these reasons Green Belt release should **not** be considered in the council's PDO.

Trans Pennine Trail Warrington's roads are congested, but I fail to see how building another road along the Trans Pennine Trail into town will ease this problem, it will only exacerbate it. There is an appalling lack of buses and cycle routes into the town from the outlying villages, towns and even the cities of Liverpool, Manchester and Chester which are within a cycling commute. Turning the TPT from an excellent and well used cycle track to a road where motorists can sit in yet another queue going nowhere is nonsensical.

More roads inevitably mean more traffic which in turn generates more pollution. On that subject in 2016 a WHO study said Warrington had the second worst air quality in the North West! What is WBC doing to tackle this existing problem never mind trying to add to it. Please have some consideration for the health of residents of Warrington.

Pollution kills people. More eco friendly buses, less cars.

The Trans Pennine Trail is well used, not only by cyclists but by joggers and walkers who benefit from the exercise area the TPT affords. The government is encouraging the over 50s to have a brisk 10 minute walk every day. The TPT is ideally suited for this being flat, away from roads, safe and having lots of access points along the route from the surrounding houses.

If we lose the The Trans Pennine Trail, WBC will be responsible once again for contributing to the health problems of the residents.

Location Why have WBC decided that the SE of the town bear the brunt of these substantial and life changing plans. I am not suggesting that any other part of town should have this inflicted on them. But using available Brown Field sites would spread the disruption and whatever benefits there may be.

Moore Nature Reserve The change of use of this wonderful Reserve into storage units is typical of the mindset of giant business corporations, such as Peel Holdings. With climate change at the forefront of the news recently regarding the terrible hurricanes this is just one more way WBC is putting profit before the health and welfare of its residents.

Wildlife The destruction of wildlife habitat is the link between all of the above points and is my personal overriding concern. The PDO will have a devastating effect on the local wildlife which struggle enough trying to live alongside an expanding human population. It is our responsibility to take into account their wellbeing and not destroy their natural habitat at the alarming rate WBC seems to be set on.

City Status? No thanks. Warrington is unfortunately not even a decent town. Don't run until you can walk. More buses. Less cars.

