



Dear Sirs,

**Warrington Borough Council Local Plan
Preferred Development Option, Regulation 18 Consultation**

I have found the online response form to be non-user friendly and am therefore writing to express my views for consideration.

I oppose any development on green belt land.

I challenge the need to build 24,220 houses over the next 20 years. Using the normally accepted multiplier of 2.3 people per household, this equates to a population growth of 55,706 over that period. Using the Office of National Statistics and other sources, the forecast population growth for Warrington by 2037 is only 25,400. This, including the 5% increase used in the report and adding in the current backlog, equates to only 12,442 houses. The significant population increase used in the report is not adequately explained or justified.

The urban capacity (brownfield sites) of 15,429 homes, quoted in the consultation document, would easily be able to cover the number required over the next 20 years based on the forecast population growth. Even more, if the Fiddlers Ferry and Warrington Hospital sites become available. No green belt land needs to be used.

When the Warrington Development Corporation was in place and developing the expansion of the Town in the 1970/80's, a significant new road structure was planned, including a North/South expressway, which would have been in place before house building. The Corporation expected the Town to grow to a population of 200,000. The Corporation was disbanded prematurely before much of this was constructed. Warrington has, however, continued to grow and now has a population of over 207,000. Hence the almost daily gridlock we all experience.

I am opposed to any new significant development in the South before a road network, to cope with existing and new traffic volumes, is in place and the environmental impact on any such development has been assessed and addressed.

I understand that this may not now be possible without destruction of existing residential areas, both in the North and the South, and valued assets such as part of the Trans Pennine trail lost. Should this be the case, development should not be permitted.

I understand the need to have a local plan and that elements of the previous plan have been challenged. However, I believe the PDO is an overreaction and will not address the needs of the Town. The new plan should accommodate normal population growth, concentrating on affordable homes and social housing, should discourage disproportionate car growth and deal with existing traffic problems and pollution.

Regards

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