



Dear Sir

Warrington Borough Council Local Plan. Preferred Development Option Regulation 18 Consultation

I wish to object to the current Preferred Development Option for the following reasons:

- I believe that the PDO is excessive and is a political desire rather than based on the needs of the area.
- There is enough Brownfield land in the area to build 15,000 houses. Potentially enough to meet a reduced housing requirement. Therefore allowing the council to protect and preserve existing green belt land.
- Misleading of the council to let the public to believe that the volume of housing required is something set by Government when it is WBC who have calculated the volume requirement.
- The data used by the officers to derive the housing need is extremely sensitive to the interrelationship between employment, population demographics and dwelling occupancy. The assumptions used appear to have been selected to justify Option 2.
- Unreasonable of the council to base calculation of the housing requirement on figures produced:
 - pre Brexit announcement
 - when it was believed that the HS2 line would require a stop in Warrington
 - recent Government announcement of revised housing requirement calculation methodology.
- Majority of the proposed housing to be located in the least densely populated and more expensive areas of the town. Unaffordable for many but high council tax implications. This is driven by Developers profit and not the needs for affordable housing near public transport
- The Council Executive seem set on the need to create a “new city”. The *needs* of the town do not reflect this. The majority of residents in Grappenhall, Appleton, Stretton etc DO NOT WORK in Warrington. They commute to Manchester, Chester, Crewe. Building all these new homes will bring minimal new jobs. Option 2 naively makes assumptions and considerations outside the control or influence of WBC. You can’t insist that the 8,000 new householders will work in Warrington. They won’t! Similarly most development near such a major hub (Think M62, M56 J5) are logistics hubs which employ either hourly paid employees who won’t be able to afford the homes the

developers want to build or moreover, the impact of technology means that these new builds are mainly automated so we'll end up with unsightly warehouses on our greenbelt. Minimal economic benefit to the town as they won't be staffed by workers spending their wages locally.

- The environmental impact has not been adequately researched. 2016 study by the World Health Organisation Warrington was recorded as having the 2nd highest air pollution levels in the North West. Impact on health and mortality.
- Considerable blight to surrounding houses and neighbourhoods and destroy the community feel which attracts and retains residents in the areas around Warrington. Few if any existing residents desire to live in a "garden city" e.g. huge housing estate. We want Warrington to become a vibrant and useable town centre. This will have the opposite effect.

Whilst we understand the need for new houses, this PDO appears to be too many, of the wrong sort in the wrong location. Focus the growth on areas where there is existing brown field and near to improved public transport.

Thank you for considering my feedback.

Your faithfully

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