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As a resident of Appleton Thorn, I would like to lodge my objection to the preferred development option noting the key points below:

- There seems to have been very little by way of sufficient public consultation therefore the public have not been able to consider the proposals and respond accordingly.
- The new Neighbourhood Development Plan for the Appleton Ward has not been taken into consideration.
- The development would lead to significant loss of green belt when there are many brown field sites in and around Warrington that should be developed first.
- The drive for Warrington to become a 'city' is purely a WBC aspiration not shared by residents and is a waste of tax payers money.
- The scale of the proposals will alter the character and history of the area and is wholly inappropriate.
- The existing road infrastructure cannot cope now. The proposed development would add to these problems as new roads simply flow into the existing congestion.
- It is highly unlikely that WBC will fund the new schools, hospital, doctors surgeries and other amenities ahead of the businesses locating in the area so it is not clear that the development aspirations are at all viable.
- There are other areas of Warrington that would suit and benefit from a smaller scale development. South Warrington is disproportionately affected by the PDO.
- Housing density should be increased first in the town centre rather than outlining areas.
- There is no assessment of the environmental impact in relation to the proposals. These would be significant.

Regards

