



Dear Sir/Madam

I am writing to vote against the Warrington PDO because of all the following points. I must stress that such a mammoth plan like this most surely get the proper buy in of local residents which is paramount and so far local residents are far from happy about the proposed plans.

Traffic issues. I couldn't see evidence of proper surveys being carried out. We have chaos at present and are about to see another couple of thousand homes probably being built in south Warrington (Heys/Appleton areas) which is over and above this PDO plans. That will be ad to the chaos. We have major issue every time the motorway has issues from the M56 /M62 or worse still the M6 which is every month and traffic surges through Warrington. There must be infrastructure put in place first but how this is going to resolve the fact Warrington is already the 2nd worse polluted area in the North West is surely not possible. These are WHO figures based on previous years data and it just gets worse every year especially giving the new HCA planned developments equalling another 2-3000 cars a year. This has to be addressed fully and I can't see you doing this properly as it should surely mean less development not more! You have a major river, ship canal and canal going through Warrington which makes the town unique and creates many traffic pinch points that surely limit development and on this scale it will be an horrendous unattractive mess for us residents.

Health infrastructure - cant cope now and local unfilled vacancies for positions. how on earth will you serve this many new people without hospitals/surgeries being built first. You will certainly need more to cope with pollution heath issues!! Where is this in the plans!

Greenbelt - Current government guidelines (National planning policy framework) are against using the green belt and WBC data on the quality of the greenbelt I don't agree with the classification and this should be assessed independently. You should and must develop brownbelt and other areas 1st and do it in stages and see if they fill the houses first. Surely we need inner city housing near train stations and central bus stations then suburbs, where it requires 2 cars per household to get anywhere (Warrington has a much higher average cars ownership then uk average so national figures are irrelevant in our area)! Look at a higher density around the immediate town first to achieve the house demand (if it truly exists as with an approx. growth of about 450 people per year/national statistics and mostly under 35 year olds I very much doubt your future growth stats. With over 20000 houses with lets say avg 2.5 per household it would take over 100 years to fill that number! With Brexit and interest issues ahead I can't see where this growth is coming from. Where are the precise details and not vague aspirations. Under 35's don't usually want to live in the suburbs either!

Schools - junior and senior schools need careful planning before we go ahead with this.

Infrastructure - I believe Mr O'neil said infrastructure would be put

in place 1st in a speech this year. Not sure where this money is coming from and I suspect the rush will be to throw houses up, collect developers cash and council tax before we see any infrastructure built by which time we will have spent several more years of unacceptable lack of infrastructure chaos which us residents have to cope with.

Ecology - I don't believe this mass development has been properly assessed for the poor badgers, bats, newts, owls etc.... where are their rights in all this?

Village life and aesthetics - Villages will be consumed with all this and south warrington has to bare an unfair qty of this proposed development. What about developing West Warrington and also above points on central Warrington/ elsewhere. The residents live in south warrington for the tranquillity and village life it offers not to be turned into a mass housing development with bypasses and such that do nothing to enhance or right to our current existence.

shopping facilities - more people going to be traveling to north warrington where all the retail parks are and central warrington. wouldn't it make more sense to build around these or will we get same development in south warrington ruining our way of life. If we did get more retail parks in the south what will our north warrington businesses think of that!

Stockton Heath - currently a mess traffic wise and no plans for this area. Glad I don't live here! what are you doing about this.

combined impact of Halton Council building plans around Daresbury. All probably shopping in Stockton Heath and Warrington. Is this being measured properly?

In summary WBC must engage fully (a heck of a lot more than we have evidenced so far)with the local community/residents as required by central government in the white paper and stop listening to greedy developers trying to earn a fast buck at all our future expense!

