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To WBC,

I wish to express my objection to the PDO especially in relation to the proposal for the South Warrington Garden City Suburb and the deleterious effect this will have on the whole of the areas' local communities and green belt.

The specific objections points are as follows:

A) The consultation process for the PDO has been inadequate, poorly communicated, poorly timed, and the information given and communicated via council officials has been contradictory. No effort was made by WBC to engage with the Parish Councils or residents groups when forming the evidence base or the plan aims, principles and values in the initial consultation period in late 2016. This could have resulted in a more community led plan, rather than what was published, which is a property/land speculator based plan. Once the PDO was published WBC made no efforts to communicate to the residents directly concerning the plan or the consultation events. WBC should have at the very least shown a "duty of fairness" in communicating directly with all residents who are deemed to be affected by the proposals for South Warrington - an action apparently required by law. In addition, the fact that the consultation events were planned over the summer period when many residents were unable to attend, shows the lack of commitment by the WBC for a proper consultation process.

B) Assumptions on future housing needs are unrealistic, driven by WBC's ambitions for a "new city" and are clearly not aligned to the newly published Government consultation on calculating housing needs for local authorities. This objectively calculated reduction in housing need vs the subjective speculation by the WBC has a clear impact on the PDO and the decision to destroy greenbelt in South Warrington.

C) WBC PDO relies heavily on the ARUP Green Belt review document in its justification to use Green Belt land in South Warrington. This report is evidentially flawed in its design and methodology. It is unsigned and its quality assurance verification is not available for assessment, therefore it lacks objectivity and validity. The Landscape Institute methodology for assessing landscape character (LVIA) is commonly accepted as the industry standard and has been tested at many public enquiries. This part of the planning process is missing in assessing the greenbelt functionality. There also appears to be

inconsistencies in the report, e.g. the General Assessment for Area 10 (South East Warrington) is deemed “weak”, whereas the Parcels Assessment for the same area and criteria is at worst “moderate” (8 weak, 12 moderate, 7 strong) and the required review mechanism after completing the General and Parcel Assessments is missing, thus leading to incorrect conclusions.

D) The loss of the greenbelt land in the South Warrington proposals is not justified under the governments’ “exceptional circumstances” guidelines. Many alternatives are available, including exploring other brownfield sites in other locations, but have not been explored fully in the plan. The Green Belt in Area 10 (SE Warrington) satisfied the tests of durability when it was designated and WBC has presented no exceptional circumstances to justify a change. The proposal of a Garden City Suburb in South Warrington has horrified almost every resident who currently resides in the area. The smaller villages such as Appleton Thorn, Stretton and Grappenhall Village which are currently separated from one another by green fields will be completely engulfed by new residential developments if the current proposals were to be realised. This will completely change the character of the area and destroy its history and heritage. The loss of this “amenity” will be to the detriment of all Warrington residents not just a loss to those who live in the area.

E) The proposals for both the Strategic Road network and the Local Road network have not been tested which is contrary to the Highway Agency’s stated requirements. Similarly, the Public Transport assessment has not been carried out either. These three assessments could result in the undeliverability of the plan.

F) Environmental and ecological impact assessments have not been completed in the proposals. This is a huge missing given that many animal and plant species populate the area and there is much historic woodland across South Warrington. Also, given the fact that Warrington has been reported by the WHO as having a poor air pollution record it brings into question the sustainable nature of this PDO in relation to health of residents and protection of wildlife.

G) There is no direct mention of the impact on the Garden City proposals on Stockton Heath, which is already at capacity in terms of road infrastructure and general population. The influx of 1000’s of additional cars and people will destroy the village and central-hub nature of Stockton Heath, as well as impacting detrimentally on the current residents.

In summing up, the PDO process needs to be halted now and a proper consultation process started that involves residents, Parish councils, businesses and other interested parties from the beginning. The ambition should be to create a plan that all parties agree to and feel part of, one that they understand and is transparent. We do not have that now. There are many required assessments missing in the PDO, there are housing number anomalies, there is much anger at

the proposed use of Green Belt and many other questions still unanswered that the whole PDO process needs to pause and rethink. We need to get the plan right, not just for the current residents but for all the future residents and businesses of Warrington.

