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Dear Sir/Madam

I would like record my thoughts on the proposals contained within the LDP-PDO.

Firstly I feel that the consultant period was far too short and did not include Grappenhall at all, where a significant proportion of the development will take place. This fell far short of what should be expected in terms of consultations with the public.

The proposals result in a significant loss of green belt and green space, this in my view is unacceptable and contravenes paragraph 83 of the National Planning Policy Framework, which states "established green belt boundaries should only be altered in exceptional circumstances". Your reasoning as to why there are exceptional circumstances isn't clear in the PDO document. The land and those biologically diverse habitats is not spare land and consideration must be given to brownfield alternatives. The amenity value of green space, much not be underestimated.

This PDO affects the whole of Warrington and must not be separated by a north/south divide, we all need to use the same road networks and the impact on those networks will be significant, particularly in light of many roads north and south of the Manchester Ship Canal and at, near to or over capacity. We need a high level traffic survey has not been included with the plan and this really is an important requirement. We are also ranked by the World Health Authority as second worst in the North West, this will get worse if the proposals to build 24000 homes in the south of the area. Serious thought must be given to this issue. People have the right to health and the proposals will adversely impact many people in the area, particularly the most vulnerable in our community.

Consideration for higher density in the town centre and lower density in outer areas, you have used housing density of 30 dwellings per hectare throughout the PDO, achieving higher density in the town centre, for example by building apartments of up to 40 dwellings per hectare could mean a lower density could be achieved elsewhere in the PDO. It would also enable a mix of dwellings, for example single story buildings for elderly or disabled residents.

Healthcare in the area is a real concern, Halton and Warrington Hospital and GPs are operating at or near capacity, with significant shortages of doctors across the borough, it may be all well and good building medical centres, but if there isn't the staff to fill the vacancies, then more houses will equal an unmanageable pressure upon services, which are already struggling to meet the needs of the current population.

I am worried and horrified by the proposal of a Garden City Suburb, enveloping the areas of Appleton Thorn, Grappenhall and Stretton. This will completely change the character of the area and destroy its history and heritage.

Stockton Heath isn't mentioned in the PDO, it should be as it will be affected significantly by the proposals and the Warrington South West Extension. Traffic is frequently at standstill at present and it doesn't seem to be a plan to ameliorate the traffic issues that they already have, let alone the impact of more houses and therefore more traffic.

A high level environmental impact assessment, must be completed and this hasn't been included in the PDO. The area benefits for a rich diversity of wildlife, particularly in the area of Moore Nature Reserve, which home to many notable and significant species. Is development at the cost of such rich diversity, a price worth paying? Think about our future generations and what they stand to loose if this proposal goes ahead as it stands.

Many thanks

