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I should just like to register my initial reaction to the Warrington Borough Council plan and would be grateful if you could add them to other comments you will no doubt receive and use them in the best way possible for the good of the area.

Concerns..... The lack of explanation/justification/evidence for the various numbers in the document re houses potentially required, employment etc The silence on the possible impact of Brexit on the number of (a) jobs and (b) people coming to the area. The social, geographical and environmental impact of the new road concept using the old railway lines/embankment. Whilst theoretical head nods have been given to infrastructure around any development, past experience, admittedly in nearby areas and not in this precisely, suggests theory and practice aren't the same. The traffic issues created by the house building in Appleton, particularly access road issues, allied to the current traffic situation particularly on the A50 when there is any disruption on the M6. One can only imagine generally to resulting pressure on Lumb Brook Road, Longwood Ave, A56, A50 and all other roads leading to the main arterial routes. The apparent willingness to take so much greenbelt land and thus changing not only the geography but also the character of the area especially when the plans seem to suggest all other areas around Warrington will have minimal change. Whilst using existing brownfield sites would not meet all the demands, I think much more detailed consideration should be given to that

possibility.

Yours sincerely,

[Redacted signature]