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Dear Sir/Madam

I am writing to give my views on the proposed Local Development Framework. I fully understand the pressures that the Local Authority is under to release land and provide additional housing and employment however I wish to submit the following observations and objections.

I object to the enormity of the proposal of the new 'Garden City Suburb' to the south east of Warrington;

- Objective W2 - The removal of so much green belt land cannot be conducive to the overall appearance and future of the Warrington area or show that the Council wants to maintain permanence of its green belt. I also do not consider the proposals to protect or sensitively release green belt in fact it destroys a huge area of beautiful landscape and completely disrupts wild life habits. In my view the Council should reassess this option and allocate development land more widely across the authority area.
- Objective W4 – the proposals do not address the existing traffic congestion in the town centre. Although the proposals recommend a western link bypass to divert traffic away from the centre the additional proposed road utilising the ex-rail line in Grappenhall for the proposed new housing development will add considerable extra traffic to Knutsford Rd from Latchford to the town centre from residents of the new housing and HGV's from the industrial areas thereby making the roundabout at the town centre even busier than it already is. On top of this add the proposed Water front development traffic to the roundabout/junction and the situation will be far worse than it is at present. The LDF assumes local residents will be employed locally including the expanded new town centre therefore it can also be assumed a number of these will travel to the centre which I would argue will add to congestion not remove it and the A49 through Warrington is already stretched to over-capacity causing almost permanent gridlocks.

A key factor the Local Authority needs to consider when allocating development land and proposing new roads is the knock effect of accidents and closures of the surrounding motorways in particular the M6 which happens very frequently, at least several times per week. Congestion obviously ensues on the motorway and traffic tries to bypass the congestion by using the A49 and A50 which already causes mayhem and traffic problems through Latchford and Grappenhall, a new huge development will only make this worse.

- Objective W6 – The LDF proposes to minimise the impact of development and making a positive impact to air quality. I do not see how such a large condensed new suburb can have positive impact on air quality with 2-3 vehicles per household and vast numbers of HGV's

from distribution warehouses. The new proposed road along the old rail line at Grappenhall will significantly increase pollution to surrounding areas especially when the motorways are congested and remove a section of the Pennine trail. It will also create an eye sore to surrounding natural beauty spots and housing.

I found it totally unacceptable the Council did not organise local events for local people to have their say and find a way of ensuring residents in the WA4 area knew about the Garden City Suburb development proposals, we found out about the proposals through an independent leaflet drop!

In view of the above I respectfully ask that the Council reconsider the Garden City Suburb proposals and look at a more evenly distributed development proposal across the authority area.

Regards

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