

To Whom it may concern,

Having recently attended a Consultation Meeting at the Park Royal Hotel on 4/9/17 regarding the Warrington Borough Council Local Development Plan we would like to raise the following concerns.

The proposals for the Garden City to the South East of Warrington Town Centre involve the loss of large areas of Green Belt land. This will have a detrimental impact on the flora and fauna of the area. Many public footpaths cross this land and are used by the residents for recreational purposes. Removal of these would impact on their mental and physical well-being.

The increase in traffic in an already congested area would lead to gridlocked roads and subsequent detrimental effects on the environment from vehicle exhaust emissions. It was noted in May 2016 by the World Health Organisation that Warrington is the second worst location in the North West of England for breaching air pollution safety levels. The increased traffic will only exacerbate this situation. As we in Warrington already have a high proportion of households with two or more cars, building, as proposed, executive style homes will only add to further increasing air pollution levels. Surely it is the duty of a Council to reduce pollution levels rather than

take actions which will increase them through further development.

A major concern we have is that increased pollution levels will have an adverse impact on people's health, potentially causing respiratory damage, particularly to the young and elderly. Both the hospital and other health services will then be severely impacted at a time when they are already over-stretched.

Being so close to the M6 and the Thelwall Viaduct whenever there is an incident that necessitates the closure of the motorway, the roads in the town become gridlocked as evidenced as recently as 17/8/17 when the viaduct had to be closed for emergency repairs. This standing or slow moving traffic consequently creates even more harmful air pollution.

The proposals appear over ambitious and lack substance as to the impact and cost of the development. Having spoken to an officer of the Council at the recent meeting he could not advise us as to how much this development and the required infrastructure would cost. Warrington Borough Council appear to be unrealistic about the prospects and future of the town when a prestigious company such as Marks and Spencer close their town centre store due to poor footfall.

In our opinion this development should not go ahead due to the salient points we have raised in this letter.

Yours faithfully,

