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I write to object to the current development plan as follows: Detailed comments below but in summary

This a vanity project, Warrington does NOT need to become a city. Further development, if any is needed, should take place only along the M62 corridor where the town's shopping centre has already migrated (Gemini and Winnick Road retail parks) and where access to Liverpool is possible without using the canal and river crossings and the town centre which already do not cope with the traffic flow. Certainly, any further consideration should be delayed until the impact of the Runcorn Mersey crossing toll avoidance traffic can be assessed.

1. The A49 through Stockton Heath and over the swing bridge towards Bridgefoot, the A5060 at Walton over the swing bridge and into Bridgefoot, the Cantelever bridge between Stockton Heath and Grappenhall, and the Knutsford Rd swing bridge at Grappenhall, are ALL currently very heavily used at peak times, and any increase in population of south Warrington will bring all these routes into gridlock more often, even if only a portion of the planned houses are built. I know this, I have lived in south Warrington for many years and experience the traffic on a daily basis.
2. Many superstores like Marks and Spencers and B & Q have moved from the centre of Warrington to the north of Warrington. This makes access to these useful stores very time consuming, especially when traffic is at its peak in Stockton Heath and at Bridgefoot. If you build all the extra housing in South Warrington, this is going to impact heavily on current problems, and shopping facilities north of the town are not going to be easily accessible for those new residents.
3. I would expect you to re-balance the extent of the building more towards the north of the town so that any new residents will be able to use the superstores already located there without going through the town centre. In addition, access out of Warrington to Liverpool and Manchester would be far easier for new residents from the north of the town.
4. Brown Field sites which are likely to be released in the next few years (Fiddlers Ferry and Warrington Hospital for instance) would be ideal to build on and would enable the council to fulfill its obligation to preserve green belt.
5. The 2017 Government White Paper on Housing states that 'maintaining existing strong protections for the Green Belt, and clarifying that Green Belt boundaries should be amended only in exceptional circumstances when local authorities can demonstrate that they have fully examined all other reasonable options for meeting their identified housing requirements.'
6. Ecological and environmental considerations have not been adequately addressed.
7. The medical centre in Stockton Heath is already struggling with the number of patients. The Council will not address this problem and the NHS cannot staff new surgeries/centres. GPs in the north of the town are less pressured in terms of numbers.
8. If followed through, the current plan will fill all the current green sites south of the ship canal, wiping out all the paths through the fields and woodlands that are used daily by residents and provide emotionally supportive and aesthetically pleasant surroundings for the current residents. The well-being of residents is something that development plans need to also address. Even currently, the Mental Health needs of the general public are not being met by the NHS. Regular traffic gridlock and loss of country paths will have a negative effect on the mental health of the public.
9. It appears to be a plan to turn south Warrington into a "Council Tax Farm" and reinforces the impression of a council with a strong bias against residents south of the river.

I hope to hear that the proposed development plan is going to be vastly modified towards a more moderate and balanced plan.

Yours Sincerely

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