



Dear Sirs

I have considered the proposals in the Draft Local Plan. I can understand the necessity for forward planning and the uncertainty in predicting the growth levels in the economy which determines the demand on land for housing and employment needs.

Much work has been done BUT the plan which has been shown to residents contains many areas without sufficient detail to make a value judgement.

This is particularly true of the likely route of a road. Warrington lies between three major motorway routes and the whole town suffers when there is a problem on any of these roads. Gridlock in response to a motorway problem is common. In addition the imminent opening of the new Runcorn toll bridge is predicted to increase town centre traffic. The road development in this plan is indicated by broad felt tip lines and in no way gives a true representation of the impact a new road will have both negatively on the local population and positively in terms of traffic flow.

Living in Stretton the south east development will have the most impact on my own environment. I note the proposed relief road seems to access off the A49, not the M56 roundabout. This will have a significant impact on the A49 which is hugely congested already and will lead to poor traffic flows extending into Stockton Heath and into the Warrington town centre.

The Green Belt is an important environmental resource. It provides amenity for the neighbouring communities. It can never be replaced once it has been developed. It is imperative that all options for brown field sites are developed and green belt development is minimised and used as last resort. Has the old Blackcap Airfield been considered and discussed under the Duty to Consult? This is already surrounded by industrial development and abuts on the M56. It is easier for developers to develop green field sites so there will always be pressure from them to use this land.

The amenity of the settlements in the south (Stretton, Appleton Thorn, Grappenhall, Hatton and Walton) is tied into their rural aspect. This makes them attractive to people moving to this area. The proposed plan is to create a continuous urban sprawl. The historic individual identities would be lost and with that the cohesive community spirit. The existing road network could not cope with an increased volume of traffic and the proposed new road network looks inadequate.

Plans are included for four new primary and one new secondary school. This is commendable but will it be deliverable with the current shortage of teachers? Existing schools in the community are full or close to capacity. The siting of the new schools will create traffic problems and congestion at peak times.

Healthcare is considered. Again, can it be delivered? It is vitally important the new communities have access to good healthcare with GP, district nurses, community pharmacies and dentists. Can the local CCG deliver this given the current financial constraints and the skill shortages? Can the local hospital supply the healthcare needs for the expanded population?

Both education and health services need to be put in place before there is significant housing development. Existing services do not have spare capacity.

I understand the need for a Local Plan but feel that the 'Draft Plan' under consideration is not detailed enough for there to be true consultation. Important information, particularly with respect to the road network is missing. This plan will have an enormous impact on everyone living south of the Bridgewater Canal and residents deserve the chance to see and evaluate the detailed evidence which supports the proposals before the draft becomes finalised.

Yours faithfully

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