

[REDACTED]

Dear Sir or Madam,

I am a resident of [REDACTED] Latchford and would like to raise the following concerns/questions regarding the proposals:

- 1) Underlying assumptions for the requirement of additional housing are based on a study pre 2014. In light of Brexit and recent large housing developments in the area [REDACTED] do the assumptions on which this proposal is based, need to be revisited to support the housing requirement numbers?
- 2) Land has been identified for future employment development and a 'strong requirement' is noted for further 'B2/B8 distribution'. It is not clear to the general readers of the report what this is, but on investigation I think that this is referring to general industrial and wholesale warehouse and distribution centres. This suggests that some of the employment opportunities identified will be low to medium skilled and lower paid. A further question would be whether companies have committed to investing in this area and the opportunities are therefore supported?
- 3) Given the above point, is South Warrington (Appleton etc.) the best location for building affordable housing to support 1st time buyers and those on lower incomes? Areas south of the Manchester Ship Canal generally have higher house prices than other areas of the borough. Over time, is there a risk that this could drive up the price of the new housing making it unaffordable to many it is targeted at?
- 4) How has the proposed allocation of houses been decided upon? Of the 8000 new houses, 6000 are potentially allocated to South Warrington. Should the new builds be allocated more equally across the Borough?
- 5) Have all transport opportunities been fully explored? Trams, road layout changes etc, more affordable and reliable public transport (with links to nearby cities) to encourage people to leave their cars at home, rather than just building a new road?
- 6) Have the environmental impacts of the development been considered. The current plans will have a huge impact on the green belt and recreational areas enjoyed by existing residents, which for many is the reason they have chosen to reside here. There will be an increased risk of flooding, loss of habitat, wildlife, agricultural space with an increase in noise and air pollution.
- 7) Have the impacts on the air quality in and around South Warrington been considered? The air quality in parts of Warrington close to major roads, already exceeds the national standards of Nitrogen Dioxide. An additional major road in this area would increase levels further, [REDACTED] Has an alternative route been considered that would take traffic around the outskirts of the town rather than through a residential area that already suffers from major traffic congestion at rush hour and in particular when there has been an incident on one of the surrounding motorways.
- 8) The link road appears to feed into Bridgefoot. This is already a highly congested area and a new road feeding into it will cause further gridlock at peak times.

I look forward to receiving an update on this and how the concerns from local residents are

being addressed.

Yours faithfully

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