



Sirs,

We wish to express my objection to the proposed development for Warrington and, in particular, the devastating effect it will have on South Warrington in particular, on the following grounds:

What is the basis of the need for 1000 houses per year for 20 years, and what and where is the true demand level

Traffic Issues - Any development of the area should FOLLOW not precede the improvement to the road links, especially crossing the Mersey and the ship canal. Even without problems on the motorway or the closure of the swing bridge (which dramatically adversely affects local traffic) it can already regularly take 45 mins to travel the 5 miles from Appleton to Warrington stations at peak times with delays through Stockton Heath (caused by the centre traffic lights) and the congestion created by the river Mersey crossing at Bridge Foot.

Similarly there is already severe congestion and delays at the 'Cat & Lion junction on the A49 which will become unbearable if only a small fraction of the proposed houses are built.

There appears to have been a lack of accurate data and co-ordinated solutions to the local traffic problems.

Healthcare consideration - Warrington hospital is already insufficient for the need of the residents and again the relocation and expansion should be a pre-requirement of the plan.

In addition there is already a shortage of GPs in the area and the city status is unlikely to provide an incentive to more GPs to locate here.

Use of Green Belt areas - We believe that there is plenty of 'brown field' sites in Warrington that can be utilised before the elimination of the current open green areas . These provide very welcome access to open spaces, fresh air and provide some separation of current communities rather than create one sprawling mass. Air quality in the area is already poor and another 10000+ cars undertaking multiple journeys per day for work, school, shopping and social reasons can do nothing but exacerbate the problems.

What are the 'exceptional circumstances' that warrant the attack on our Green belt?

City status - If councillors get their way this sprawl will then become a City but we do not want City status and question the flawed motivation of some councillors for such a move. Bigger is not always better and there is plenty of evidence that Warrington cannot adequately maintain the existing roads, footpaths, hedges and grassed areas. How many and how deep will the potholes be on the roads when the extra volume tacks its toll?

Employment opportunities - The vast majority of new employment opportunities appears to be in the north of the town and therefore development of the majority of the housing in the south seems counter-intuitive at the very least or more likely nonsensical

Service facilities - The current development of retail outlets is all to the north of the town, with no decent sized supermarket south of the

ship canal, forcing residents to travel through Warrington to access routine facilities. Why can these two aspects of the development not be co-ordinated? The retailers of Warrington will suffer when residents start shopping in Knutsford or Altrincham to avoid the congestion.

We hope that the Council will reconsider the genuine requirements for the necessary development of Warrington and ensure that that proper provision is made for the maintenance or improvement of the infrastructure requirement as a pre-condition to any necessarily increased housing. We regret that we have our doubts.

