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Subject: Warrington south development plan

I have read all that has been published about the plan for new homes .
I appreciate that objections are fruitless in that they will be dismissed without due consideration as simply "yet another NIMBY"
Nonetheless I am compelled to put forward my observations .
I cannot help but think that the statement about the council being short of money is a guiding factor to the plan in that looking to the overall picture of where the majority of houses are to be built and that it is no coincidence that the greatest revenue take by the council is more important than the individual householders quality of life .
The two main considerations are I believe by the council the revenue take by RATES and profits by the proposed developers .
The council have already stated that the greatest number of applications to develop are for green belt land in the south of Warrington .
Surprise Surprise! Is this surprising considering the houses that no doubt will be proposed for such developments will almost certainly be ones with a sale value of £500 k.plus .
I have little doubt that too many people are desperate to have a home and I do support that something needs to be done to meet their needs .
Building £500k homes is not the answer to achieving their aspirations and any argument that building such homes has a "trickle down effect " in releasing less expensive homes fails on two fronts .
First there is no evidence that the new houses will be sold to Warrington residents who will then release their current home to those people already living and working in Warrington possibly with their parents and need to stay local.
Secondly the number of new homes per acre built on £500k development is a considerably less than homes built in a price bracket more acceptable to most first time buyers .

Please don't read this as a put down on people buying a first home but simply the fact that the larger the home the greater the plot .

As to quality of life the congestion of travelling around Appleton ,Appleton Thorn, Stretton etc in a morning from 8 am to 9-30am and then again at 3-30 To 6 pm with a slight lull between end of the school day and the work day is a nightmare .

I have when visiting these areas between such hours have tried all ways to get in and out of there with trips along Stretton road from the Appleton to the Cat & Lion junction taking 40 minute plus and trips down to Lumb brook from Appleton Thorn Pub almost as bad especially after school hours and to the M6 island in an evening a procession of stop start. I thought we were trying to reduce pollution from motor vehicles but these proposals appear to be hell bent on increasing it .

Another feature I find strange in my attempts to avoid traffic congestion is that the Hatton side of the A 49 hardly features at all not withstanding that open areas of green belt there would easily allow for new roads to be constructed without being restricted by existing development and the quality of Chester Road giving access to the M56 and to the much vaunted new bridge to Runcorn and beyond .

Can anybody explain why this omission .

The roads under the new proposals are inadequate and the junctions already overloaded .

The current residents are already suffering .Why inflict more misery on them and new residents .

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