



Dear Sir / Madam,

I am writing to express my concern that I do not believe the following issues have been fully considered in the proposals for the development of south Warrington.

- Traffic – the town already experiences significant traffic issues due to its location close to the M6, M62 and M56. Any problems on these main motorway routes results in drivers attempting to pass through Warrington to avoid congestion, which regularly blocks access routes into, out of and through the town. The provision of 8000 new homes in south Warrington would put an incredible strain on what is already a problem area, particularly when considering emergency response times to existing properties and the proposed new properties. Add into this the anticipated increase in the use in traffic passing through the town to avoid tolls on the Halton bridges, and anticipated traffic disruption caused by an increase in the use of the Manchester Ship Canal / Port Warrington and it is difficult to see how the provision of the new homes can be considered feasible.
- Loss of greenbelt – has sufficient consideration been given to prioritising use of brownfield and derelict sites? As an industrial town Warrington has a significant provision of vacant land, in most cases with existing transport links and in already well-used and occupied localities. The use of such sites in preference to green belt would prevent urban sprawl and the associated loss of character to the town. Does the council have a register of empty formerly-developed land within the town and a feasibility study of its suitability for future use?
- Loss of green space – the proposed development of the south Warrington area includes a country park. What assessments and surveys have been undertaken to assess the current wildlife and amenity value of the land in order to conclude that this area of land will be sufficient? Although much of this land is currently is agricultural use a number of ponds are present across the landscape, with likely presence of great crested newts. Mature hedgerows and trees cross the area, acting as wildlife corridors for terrestrial mammals, amphibians, birds and bats. Mature trees and farm buildings have the potential to support roosting bats. Badger setts are present across the area, close to established foraging areas.

What assessments have been conducted to ensure that the proposed country park can provide shelter and foraging habitat for such species, and also cater for the recreational pursuits of the existing residents plus the inhabitants of 8000 new homes? Existing wildlife habitat will be at best significantly reduced and at worst lost

to development, retained habitats will be fragmented with loss of connectivity, and the supposed mitigation habitats will be subject to regular disturbance from a huge increase in the number of people, vehicles and domestic pets.

- Air quality – the increase in the number of houses and associated vehicles, in conjunction with the aforementioned anticipated traffic problems has the potential to detrimentally affect the air quality in an area already subject to considerable emissions from the nearby M6 and M56 motorways.

I strongly oppose the proposed development of south Warrington as I believe that the above concerns have not been significantly considered in any feasibility studies, and a robust assessment of the true impact of the proposal needs to be conducted rather than the generic schematic overview provided as the basis for the consultation so far.

Yours faithfully

[Redacted signature]