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Dear Sirs

We would like to register our response to the Council's development plans.

- Greenbelt land should not be built on unless there is absolutely no alternative. The case is not made that there are exceptional circumstances for doing so and, in the context of climate change and uncertainty following Brexit, agricultural land should be preserved. Environmental issues have not been sufficiently taken into account.
- The traffic situation in Warrington is already extremely challenging, especially whenever there are problems in the surrounding motorway network, and in particular when trying to pass through Stockton Heath. There are currently an inadequate number of crossings over the Ship Canal and the Mersey. Adding thousands of additional houses (and hence cars) will only exacerbate these problems. The suggested additional roads are unlikely to meet the additional need, let alone address the existing problems. If road building lags behind house building the current situation will get much worse.
- No detailed traffic survey is included in the current plan, which makes it seem as if WBC are not taking this aspect seriously or, worse, ignoring it.
- Additional traffic will greatly reduce the quality of life for residents due to additional noise and pollution.
- The plan provides few details about infrastructure. It promises roads, healthcare facilities, schools, sports facilities, parks, etc but without any details. It is however much more detailed about plans to build housing and seems to be a plan written by, and in the interests of, developers rather than a serious, well-considered and well-balanced plan for Warrington residents present and future, which is what should be expected of the local council.
- WBC wants to create a 'New City' but what evidence is there that the residents of Warrington share this ambition? We certainly do not. The 'Garden City Suburb' plan for South Warrington will completely change the area in a way which the vast majority of residents object to. The large numbers of residents at local meetings and queuing to get into the Park Royal for the consultation meeting are evidence of this. The area is currently based on a number of small villages, with green space in between. This gives it a certain character and quality of life. If we wanted to live in a city we would have bought property in a city, not a semi-rural new town.

- The requirement for additional housing should be determined by actual need rather than political ambition.
- This housing requirement should then be met by using brown field sites or higher density housing (such as apartments) in the town centre before resorting to green field sites.
- Healthcare requirements are not adequately addressed. To say that new health facilities will be provided is disingenuous: what guarantees can be given that the NHS will get behind the plan as healthcare provision is in the remit of the NHS not WBC? It is also light on detail: what facilities exactly and where?

Yours faithfully

[Redacted signature]