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Dear Sir/Madam,

I have NEVER before felt so compelled to contact the council! On this occasion I feel the need to strongly object to the Proposed Development Plan for numerous reasons.

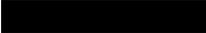
Living in South Warrington the proposal will greatly affect my family, friends and neighbours. I am not adverse to development as a whole but feel victimised by the scale of the development in my locality while most other areas of Warrington are affected so minimally!

The plan specifically targets the use of green belt land, some of which is used agriculturally, whilst brownfield sites don't appear to have been considered, even though these could provide enough land to build 15,000 dwellings! According to your plan you believe that there are exceptional circumstances to warrant use of our precious Greenbelt land, however you do not state what these are. Without clearly defined exceptional circumstances, surely this plan contravenes paragraph 83 of The National Planning Policy Framework!! Destruction of Greenbelt land obviously has a major impact on a range of animals, birds and plants that inhabit our local environment, some of which are protected, and as far as I can see this has not been considered at all! Loss of fields that separate our small villages will also morph the area into one large suburb with no identity, charm or history. As a local resident I enjoy the countryside feel of our area and I'm quite horrified at the thought of losing most of it especially when other options could be explored eg brownfield sites and town centre developments thus lowering the impact on Greenbelt land whilst also providing a range of housing to suit the diversity and budget of our population!

Which brings me to our increasing population. Yes we need more houses (of different types and to suit different budgets) but given the instability of our future economy and the uncertainty it brings, perhaps we should proceed with a little more caution? Your housing requirement figures are based on pre-Brexit calculations and when it was believed that HS2 would stop in Warrington. And how accurate are employment forecasts and do the employment opportunities and salaries allow the monthly mortgage repayments of the low density dwellings that you propose? This seems extremely unlikely! Again, brownfield sites and higher density dwellings should be considered as an option"

So our new and essentially affluent residents will most likely to commute to work (probably in higher end professional jobs in our neighbouring cities) which leads me on to traffic issues... Where do I start with this one?! Second only to Salford in the North West we are already guilty of breaching safe levels of air pollution! 24000 new dwellings will bring at least 24000 more cars onto our local roads (though the figure will more likely be significantly higher seeing as 39% of houses typically had at least 2 vehicles in Warrington in the 2011 census) !! This somehow seems to contradict your claim to take air pollution and the subsequent health implications seriously ! And whilst we benefit from our proximity to the motorway network around us, what happens as soon as there is a problem, GRIDLOCK! How will 2400 more cars help?! Our roads are already at capacity! I do support the need for more infrastructure but feel that but feel that the costs outweigh the benefits in the routes that you propose, from increased pollution, noise, environmental destruction, falling house prices as well as CPO's for anyone in the way!! Affordable town centre dwellings and increased investment in our public transport may possibly help here!

And how will our town cope with the significant increase in population? 

 I had to wait 2 years to find a NHS dentist that would take us on as patients! You mention the provision of local healthcare facilities in your plan but no consideration seems to have been given to our hospital which we will all have to share although it is already operating at capacity! And what about the burden on secondary health care services eg mental health practitioners, community carers etc? Again no mention of increased resources for services that are already overstretched!

I strongly feel that it is critical to review your plan to take into account these points as well as numerous others that I know will have been raised! Re-evaluate our need for new housing; numbers of dwellings, types and affordability. Reconsider the use of brownfield sites. Think about the impact on this plan on the people of

Warrington. Make our town a town to be proud of!!

Regards

