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Dear Sirs

I write to object to the current development plan as follows:

1. The A49 through Stockton Heath and over the swing bridge towards Bridgefoot, the A5060 at Walton over the swing bridge and into Bridgefoot, the Cantelever bridge between Stockton Heath and Grappenhall, and the Knutsford Rd swing bridge at Grappenhall, are ALL currently very heavily used at peak times, and any increase in population of south Warrington will bring all these routes into gridlock more often, even if only a portion of the planned houses are built. I know this, I have lived in south Warrington for many years and experience the traffic on a daily basis.
2. Many superstores like Marks and Spencers and B & Q have moved from the centre of Warrington to the north of Warrington. This makes access to these useful stores very time consuming, especially when traffic is at its peak in Stockton Heath and at Bridgefoot. If you build all the extra housing in South Warrington, this is going to impact heavily on current problems, and shopping facilities north of the town are not going to be easily accessible for those new residents. In fact, I would propose that this may deter people from buying houses in south Warrington - the traffic problems are well understood by non-residents already! The Winwick Rd north of the town centre (where many of the stores are located) is already a daily bottle-neck for traffic.
3. I would expect you to re-balance the extent of the building more towards the north of the town so that many new residents will be able to use these superstores (and all the other superstores already up there) without going through the town centre.
4. In addition, access out of Warrington to Liverpool and Manchester would be far easier for new residents from the north of the town.
5. Brown Field sites which are likely to be released in the next few years would be ideal to build on and would make use of land which is not already valued by walkers and residents of the town. (Fiddlers Ferry and Warrington Hospital for instance).
6. The medical centre in Stockton Heath is already struggling with the number of patients. The Council will not address this problem and the NHS cannot staff new surgeries/centres. GPs in the north of the town are less pressured in terms of numbers.
7. If followed through, the current plan will fill all the current green sites south of the ship canal, wiping out all the paths through the fields and woodlands that are used daily by residents and provide emotionally supportive and aesthetically pleasant surroundings for the current residents.
8. It appears to be a plan to reap in as much Council Tax as possible from the residents of south Warrington. Can you really live with your consciences if you implement such a biased plan? Mental health needs of the general public are not being met by the NHS, well-being of residents is something that development plans need to also address. Regular traffic gridlock and loss of country paths have an (opposite!) affect on the mental health of the public!
9. The 2017 Government White Paper on Housing states that 'maintaining existing strong protections for the Green Belt, and clarifying that Green Belt boundaries should be amended only in exceptional circumstances when local authorities can demonstrate that they have fully examined all other reasonable options for meeting

their identified housing requirements.'

I hope to hear that the proposed development plan is going to be vastly modified towards a more moderate and balanced plan.

Yours faithfully

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