25 September 2017

Warrington Borough Council
Planning Policy & Programmes
New Town House
Buttermarket Street
Warrington WA1 2NH

Dear Sirs

Re: Preferred Development Option

Having waded through the vision and spatial framework for the future development of Warrington, I realise that things need to improve in the borough but unfortunately, I do not believe that this plan is the right one for Warrington. It seems to me that the main reason that WBC are recommending this plan is for 'city status' which I believe is not what the majority of Warrington people want but maybe Councillors do!

I am very much against the economic development and house building in the south of Warrington on what you refer to as 'sensitive release of green belt land' as I believe that you are yet again causing traffic chaos to an already gridlocked town, because of the non-existence of infrastructure i.e. roads, public transport, etc. You are yet again taking people into the bottle neck that the three swing bridges cause.

Warrington is not a town like others because of the three swing bridges and the closeness to the many motorways connecting them all over the country and should years ago have had a ring road built but because of Warrington's poor planning in the past makes this almost impossible to build now and leaves me with little confidence over the PDO.

You are suggesting expanding businesses at Barleycastle but this would yet again cause traffic problems because already at the junction of A50 Knutsford Road and the B5356 the B road takes precedence coming from the right and the stream of large lorries using the B5356 cause queues on the A road.

Of course, building at Grappenhall, Appleton, Appleton Thorn and Thelwall would produce much higher council tax as the majority of properties would be high priced in order to fit in with the existing properties and there would be very little affordable housing.

I really do not believe that Warrington town centre is a 'City Centre' because although you have Golden Square and now the development around the market, many units within the Golden Square are empty including two large units i.e. M&S and BHS and once you walk out of Golden Square the streets are just littered with charity shops and pound shops, which really cheapens the area. Bridge Street has some very lovely buildings, which lend themselves to beautiful redevelopment, but nobody over the age of 30 would visit this area especially at night. Warrington does not have a theatre which would attract people to visit just the out-dated Parr Hall which is really not fit for purpose.

Although you talk about including a district centre, schools and other facilities in the proposed 'Garden City Suburb' you do not mention what health facilities you intend as at present Warrington General Hospital is inadequate for the number of people living here so would not be fit for purpose if all these people move into your 22,260 new homes! A clinic would not be adequate what south Warrington needs is a new emergency treatment centre now and this would be far more useful for problems on the motorways.
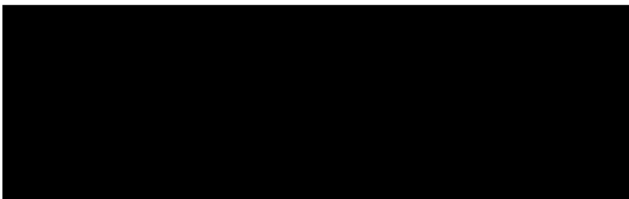
Why are you not considering building to the east of Warrington along Manchester Road over the M6 and towards Hollins Green. This would give you very good access to the motorways and good access to Manchester without competing with the swing bridges and there are already many business units, etc. at Woolston Grange and this would be a further expansion and a nice area to live.

In order to get people out of cars and on to public transport can you not be looking at building a tramway to connect areas which would be much quicker and pleasanter for people.

Although you have decided which option you intend to recommend for the Western Link to ease congestion this would do little to alleviate traffic congestion for Appleton, Stockton Heath, Grappenhall and Thelwall but would help Walton, Daresbury and Sandiway.

Unfortunately, I do not have confidence in the Preferred Development Option and would ask Councillors to look at some of the points I have raised.

Yours faithfully