



Dear Sirs

Preferred Development Option for Warrington. “New City “

After reading the preferred Option development for Warrington. It seems that the councillors who were elected in 2016 at no point campaigned on the issue of new roads, thousands of houses build on the green belt that would blight around the ancient Village of Thelwall and South Warrington in its entirety.

The proposed plan has not recognised the ancient village community of Thelwall. The complete disregard for even marking it on the plan means the proposal has not correctly understood or appreciated THELWALL is a “VILLAGE COMMUNITY” with a long history outside the jurisdiction of Warrington before becoming controlled by Warrington Council. The plan is to “Merge” the village into the New City is completely against what The village of Thelwall is as a community and shows a complete disregard for the communities historical status and tradition. Thelwall is a semi-rural community and these plans would completely destroy the character of the Village.

There is no Government requirement to produce a 20 year plan. A 20 year plan cannot possibly take into account technological advances and what the Migration statistics will be after the withdrawal from the EU. The plans show a complete miscalculation of future housing needs. The amount of houses proposed are not required by the government framework.

The plan indicates a new “Main Road” along the trans Pennine trail ending in Latchford. Latchford is currently a Bottle Neck for cars. The road appears to abruptly end at. Therefore there seems to be no technical plan of how to deal with this “new traffic” . A new major road will greatly detrimentally effect the flow of traffic through this area. No amount of bus routes will persuade people to take busses instead of using their own cars, therefore this new road and development will make traffic far worse going into Warrington centre and have a detrimental effect on businesses in Warrington Centre, especially if a new orbiting centre is created in the south.

The consultation period has been totally inadequate and has been pushed along without due diligence or respect for the opinions of the people of Thelwall and the entire area of south Warrington.

The plans produced are completely inadequate and does not explain to many of the population, who do not understand plans. It appears to be misleading without landmark references or roads named. It has not been widely publicised by you therefore you have not acted with due diligence. Posting it on your website is not sufficient.

There has been no consultation with the people of Warrington if they want to become a city. It appears to be an ivory tower dream by the council talking to themselves rather than the people of Warrington.

The Plan includes the destruction of huge areas of **greenbelt**, some of which are **Safeguarded lands**, which is an outrageous proposal. They are safeguarded for a reason. The destruction of hedgerow and wildlife in these areas will be detrimental to the countryside and Warrington generally.

The plans include a large Industrial Site in WA4 [REDACTED] The Proposed document does not take into account 6 freehold residential properties. Within the document it mentions the availability of land and states there is no ownership constraints and is available for development. Therefore correct investigation has not been carried out or consultation with the residence of those houses. The complete disregard for these people is ridiculous and mirrors the view of the Argentinian government of the people of the Falklands. They also don't believe people exist.

[REDACTED]

The proposal of new industrial and offices seem to be a reflection of the North Warrington. The South is Semi rural.

After looking at the political Landscape of Warrington it would seem, the areas that are affected the least by Warrington's Councils plan are all council areas held by Labour councillors and the areas most affected are in Liberal and Conservative council areas. You clearly discarded the south would have a labour MP when making these plans. As the council is dominated by Labour councillors I can only conclude that the Preferred Planning Option is driven by political ease rather than what Warrington's actually requires. As a floating voter this is highly disappointing. The proposed development is on prime Greenbelt land, therefore making affordable housing far more difficult to achieve when areas such as Burtonwood which is surrounded by green areas has only 150 houses proposed.

Yours faithfully

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