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Dear Sirs,

I would like to put on record my objection to the Local Plan Review-Preferred Development Option. With regard to Housing the quoted estimated figure is that 955 properties will be required over the next 20 years. What percentage is proposed to be "affordable"? which is the main requirement in today's economic climate. With regard to the Garden City Suburb it is inevitable that the proposed new properties will not fall into the "affordable" category. Should all these proposed properties be built I would suggest that a substantial number would be taken up by people who already have jobs and would be travelling to Manchester, Chester, Liverpool and even as far afield as Birmingham utilising M6, M56 and M62.

As for Employment, the report by G.L. Hearn indicated an estimated requirement of 31000 jobs 2015-2040 which equates to 1240 new jobs per year. That would require 31 new companies per year every year employing 40 people each or any variant of this. Feasible but highly unlikely. Is the plan to accept any new commercial development or will there be specific allocations between Retail, Manufacturing and Service Industries? It is unlikely that the salaries for the majority of jobs that might be created would be sufficient to support the renting or purchase of the new build properties.

With reference to the proposed Infrastructure requirements it is a known fact that new roads generate more traffic. Warrington is already congested and it will only get worse as access to Bridge Foot could be made easier with the proposed utilisation of the old railway embankment through Thelwall, Grappenhall and Latchford to the detriment of hundreds of homes along the route. Get the existing infrastructure right before adding to the congestion. Get the Town Centre sorted, it looks run down with all the empty properties particularly in Bridge Street and Sankey Street

It is important to maintain the level of Greenbelt Land around Warrington. This is one of our assets. Any development should be utilising Brown Field sites in order not to destroy much enjoyed recreational areas and many wildlife habitats.

In closing I have to say that I cannot understand this overwhelming desire for Warrington to obtain City Status. All the proposals are based on estimates of what might happen in the next 20 years. In the current economic and political climate in the UK nobody knows what is going to happen in the next 2 years

If you go ahead with this proposal it will not be you or I who could regret it, it will be future generations.

Yours Sincerely

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