



This is where I want to live for the rest of my life.

Like thousands of others, I am totally appalled and utterly dismayed and angry at your diabolical proposals to destroy all this. Here are my views:

- As a dog owner I value the local green areas for exercise and beauty.
- Its a centre for wildlife and greenery - herons, kingfishers, mallards, swans, moorhens, cormorants on the canal, and 'our' field supports a family of owls, a magnificent hare, rabbits, buzzards, and countless species of birds and insects.
- It inspires me -
- I expected the designation of greenbelt in 2006 to be durable, and I don't feel you have made a suitable case for radically removing almost half of every stretch Warrington has left.
- Our land acts as a buffer against excessive pollution levels - [REDACTED]
- The so-called 'Garden Suburb' (ha ha) unfairly expands the south and doesn't evenly distribute the development - what about all the available brownfield sites? And the Fiddlers Ferry site? (rumoured to be closing in the near future).
- The number of proposed houses is much greater than the government specifies using the published calculation.
- It relies on a business plan based on past rate of growth even though it had been accelerated as a New Town already, and, according to the 2014 Adopted Plan, had reached maturity.
- The plan makes no reference to substantial events that have happened in 2016 and 2017 (Brexit and the lack of an HS2 station).
- Past development has been heavily favoured towards warehousing and other greedy businesses which offer poor value for land while rapidly using up brownfield and undesignated land. Bad planning.
- The thousands of new houses planned will be occupied by people who would be unlikely to ever want to shop or work in Warrington - in other words, apart from income from hefty council tax, there would be no benefit to the town centre whatsoever - i.e. a dormitory city for Liverpool, Manchester and beyond.
- The town centre is a poor attraction and out of town retail parks with free parking

make going into town with large parking fees unnecessary and unappealing.

- Empty shops are slow to attract new business and Bridge Street is a dump.
- Bridge Foot traffic layout makes it offputting to go into town.
- The new plans won't improve that problem but will encourage more traffic off the motorways (especially when closed) and through the town creating new rat runs for congestion. Its bad enough as it is.
- There is a shortage of public transport but that's a reflection of how many people use cars - massive development will vastly increase the number of cars on the roads and no amount of new infrastructure is likely to improve that situation.
- And what about the strain on old antiquated sewerage systems, drainage, power, broadband etc?

████████████████████ Already our properties have been drastically devalued. And you propose to cut our lovely quiet community in half by BUILDING A ROAD ACROSS IT!

How can you all sleep at night knowing what you are doing to our lives and our land, and our wildlife around us that has every right to live in peace?

PLEASE RETHINK!!!!!!