

[REDACTED]

Subject: Bypass through Grappenhall, Thelwall and Latchford CAS-796502-J24TJZ

Dear [REDACTED]

[REDACTED] Grappenhall and Thelwall Parish Council and have been fielding calls and enquiries from many very distressed residents who live alongside the proposed 'strategic road' which cuts across Weaste Lane and along the trans-pennine trail/disused railway line to Latchford.

I have spoken to [REDACTED] about this and he said it was only 'an idea' and not a definite plan. He said that transport alternatives would be offered for consultation in the future and that it is possible this road may never be built. Another Planning Officer told a resident it could be a dual carriageway and that compulsory purchase would be necessary and this information has been circulated in leaflets and on Facebook to local residents as you are aware.

Your recent letter to [REDACTED] (CAS-796502-J24TJZ) regarding the bypass is now widely circulated on Facebook and in which you state that:

'work will be carried out in the next 4 – 6 months to identify what new transport links are needed to help serve the new development areas (whether public transport or road), and also where they need to go. But at this stage we have undertaken no work or produced any plans for any future transport links such as bypasses in the area you described or indeed anywhere in Warrington'.

Although you state in your letter that it is not true that a road scheme is proposed, the trouble with all this is that a route is **very clearly** marked and clearly labelled as a **Strategic Road** on various maps including Fig 3.6 on page 33 of the South Warrington Urban Extension Framework Plan Document (Final June 2017) and also Fig 3.5 on page 31. These are widely available to the public and shown at public meetings and residents are carrying out extensive research and reading the supporting documents.

In illustrating this 'idea/suggestion' the Borough Council has effectively blacklisted all the properties along this route and rendered them impossible to sell until further proposals are presented and the Officers in the planning team tell me that this is not likely to be until at least April/May 2018. Properties could be greatly devalued in the meantime in light of the illustrated route and this would seem grossly unfair given that the road may not even be presented as a viable consultation option once all the necessary research into transport links has been undertaken.

Surely this road should have never been indicated at all on any maps at this early stage when there is no research to support it and no other options are illustrated at this time.

[REDACTED] I had my house valued last week as I was intending to put it on the market in the spring and was told that it would be unlikely to sell in light of the current consultation information now circulating. Houses are greatly devalued at present as a result of this line on a map. There is a duty for a seller to disclose any reasons why a purchaser should not buy the property these days and plans would have to be disclosed.

I would very much like to know what WBC can do to rectify this damage and put this situation right. Residents who live on this route have had no communication from WBC to inform them that their property is beside a new proposed transport route and many are only just finding out from ad-hoc conversations with neighbours which is very shocking for them.

If this is indeed not a proposed new transport route, as you say, then I think that WBC should issue a formal response to say so as, for now, residents along the TPT/Railway embankment and Waste Lane are paying a very dear price for this and will not be able to sell their homes until

such time as new proposals are offered.

I would greatly appreciate any assistance you can give as soon as possible. There is a residents' meeting tonight at the Quays Community Centre, Thelwall New Road, Grappenhall at 7.00 p.m. at which myself and Borough Councillors will be in attendance and will, no doubt, be fielding questions from very distressed residents.

Kind regards

[Redacted signature]

[Redacted name]

Grappenhall and Thelwall Parish Council
Council Office

[Redacted address line 1]

[Redacted address line 2]