

[REDACTED]

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Hi,

I would like to raise a few concerns I have to the initial Preferred Development Option by Warrington Borough Council.

[REDACTED] I have seen a significant increase in traffic within Grappenhall and surrounding villages due to the fact that most houses now have at least 2 cars each. The current road network is insufficient at times to accommodate the current volume of traffic. My concern is that significantly increasing the number of properties in the area will exasperate things further to potentially critical levels. I appreciate there will be a need for further infrastructure if additional houses are built, with use of the Trans Pennine Trail muted (TPT), but the current infrastructure is inadequate for the current number of properties. By increasing the number of houses will necessitate needing to increase infrastructure capacity to accommodate both existing and new developments.

As you know Warrington suffers from serious traffic problems when there are any problems on the motorways surrounding the town. Grappenhall, Thelwall, Stockton Heath etc are affected more than most when these problems occur due to their proximity to the M6/M56 junction at Lymm. Any problem on the motorways and these areas practically come to a standstill with traffic looking for rat runs to avoid the queues. Any infrastructure you put in place will surely not be sufficient to cope with these problems. Added to this the Manchester Ship Canal, as important as it is, creates significant traffic problems in the South of Warrington with the numerous bridge swings that happen. Increase the volume of traffic in the South and this problem is only going to get worse. The swing bridges are also well past their best and maintenance appears to be poor. When there are problems on these bridges or motorways South Warrington already comes to a standstill. Add at least another c8,000 houses in the South of Warrington and that's going to result in over 15,000 additional cars on our roads. No matter what infrastructure you put in place South Warrington will resemble a car park when there are problems with the bridges or any of the motorways!

Having attended the event at the Park Royal recently it became clear that some of the staff present had little idea about the proposed route on the TPT and certainly did not appreciate the potential impact on the area. One person I spoke to said it could be a tram route, a bus route or even a cycle route. Really? Your officer did however say that she doubted it would be a road. A very bold statement. On several of the plans that were on display the key listed the line on the TPT as a 'Strategic Road' whilst others said 'Strategic Transport Route'. You wonder why residents are concerned that it's a done deal that this will be a road when some of your plans already indicate as such!

Having spoken to a number of people at that event no one was able to give any definitive answer on the line on the map over the TPT, almost as if someone had drawn a line yet it had no meaning. Several council officers have since said publicly and in the press that residents shouldn't worry over this and almost accused some residents of 'scaremongering' that this will become a road. As soon as one of your officers put that line on a map like that what else are residents meant to think when no one can give them a definitive answer. People are concerned for their houses, their families, everything they have worked for for most of their lives!

The real concern for me is the impact on house prices in the area. [REDACTED]

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[REDACTED]

[REDACTED] If there are any compulsory purchases they would presumably be recompensed at current market rate for their property. What about those properties that will stay standing but will be forever blighted by the change. It doesn't sit right with me that current residents of South Warrington should be negatively impacted by these changes just so the council can build new houses for people that no doubt don't already live in the area. Why should they benefit whilst those that have been there all their lives suffer!

Grappenhall is a relatively affluent area and house prices are some of the highest in the town. Certainly the house prices up around Broad Lane where a significant number of houses are proposed to be built are up around £500k plus. If you build new houses in Grappenhall are they going to be of similar value to the houses already in the area? If they are then it's only going to be 'out of towners' buying them and they are unlikely to work in Warrington anyway, certainly not at the various industrial/commercial business parks you propose to build. If the price of these new houses are going to vary with some being affordable, what about the residents already living in the area? Their house price will be impacted significantly and not for the better. These people have invested significant sums of money in their property and likely a mortgage hence the current value yet works the council propose to do will reduce their house in value, that surely can't be equitable or fair can it? I appreciate that at this stage all of this development is only a 'possibility' but already house prices are being impacted negatively and people are struggling to sell their homes because of the risk of the impact of these proposed significant developments should they go ahead. No wonder residents in South Warrington are dead against this as I don't see any way existing residents will benefit from any of these changes, only potential new residents, some of which are likely to be from out of Warrington and not working within the Warrington economy anyway!

No matter how you cut this the current residents of South Warrington and in particular Grappenhall are going to be disadvantaged either through losing their house, living next to a bypass (or whatever infrastructure you build), their house being potentially unsalable or

their house prices being negatively affected which surely cannot be right to accommodate people that potentially don't already live or won't work in the area! How can any of this be good for the residents of South Warrington?!

Regards

[REDACTED]

A Concerned Grappenhall Resident