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Dear Hans Mundry and Karen Mundry,

Re: Warrington Garden City Plans

I am writing regarding the above development plans for Warrington and the surrounding areas.

These plans appear to show large scale house building in all areas around Warrington including greenbelt land. There appears to be little thought on vital infrastructure. It is already very difficult to get through or into the town centre due to the sheer volume of traffic, this would make it a whole lot worse.

For a garden city there are no plans for traffic free routes into the city centre for walkers or cyclists. There appears to be no plans anywhere around the area for any traffic free routes. The garden city concept should be encouraging people to adopt other, healthier, ways to travel.

There appears to be no proper consultation on some of the plans. For example the one and only proposed bus route around Warrington that passes through Latchford, there has been no consultation process here.

The western link crossing the Mersey into Penketh will not ease traffic. A new bridge has just been built 3 miles away which will have a toll. Why build another bridge down the road with no toll? All this will do is create more traffic through Sankey and Penketh and into

Warrington as this bridge will be free. To build another bridge right next to a new bridge is the biggest waste of tax payers money imaginable as well as destroying people's livelihoods for no improvement.

House prices in Warrington are currently quite buoyant, large scale building will cause major disruption for many years and soon see these house prices falling.

The plans will spread Warrington and join it with other neighborhoods causing it to lose its identity. Whereas once we could proudly say we are from Warrington we will now just become a suburb of Manchester or Liverpool. Crime rates will increase as the gap between rich and poor will become more evident with some people having to live in flats or high density housing with poor air quality, no green space and major noise pollution while others will be living in £500,000 housing on the marginally more pleasant outskirts and commute out of Warrington to work as has been shown by the employment studies. There will become an even more noticeable divide between the haves and have nots.

There is little in the new development plans which would benefit any resident in Warrington except those that are set to make money out of it. It will crowd the already overcrowded roads, increase pollution in the already poor quality air, noise pollution will increase and in general Warrington will become a thoroughly miserable place to live.

The plans lack vision and even appear to lack any understanding of what it is currently like to live and drive around Warrington now. I haven't even begun to think about the major disruption such development would cause.

Where are the planned open spaces, where are the planned safe cycle

routes, walking routes, horse riding routes, where are the new junctions onto the motorways to cope with all this extra traffic as currently all junctions onto the motorways are major bottle necks?

A lot of towns and villages have very tight development plans where development is carefully controlled and it is not expansion at all costs. Warrington on the other hand seems hell bent on expansion. Warrington doesn't need to expand in this way. We are facing a shrinking economy and a massive slowdown in immigration as we leave the EU. We could end up with empty industrial units and abandoned houses as no one can afford to live here.

Warrington's main focus should be on developing its town centre. Currently half of the units in the centre are empty and it has a derelict feel in some parts. As a small business I have looked to move into the centre but am put off by the high rent prices, lack of transport options into the centre as it isn't really safe to walk or cycle around bridge foot, traffic jams and poor parking. The centre is not an attractive option. WBCs main aim should be to make it attractive and address these issues. Why not have more housing in the centre if you are so desperate for housing as there are an awful lot of empty shops.

I look forward to seeing a complete change of heart and a move away from all this development. Judging by the recent poll in the Warrington Guardian, very few locals wish for a "City". To ignore this would be to act against a very large number of residents views and would be a complete disregard of the local people's wishes.

