

My first comment is that the online documents are full of jargon and abbreviations without any sort of glossary of terms. As for presentation, you could learn from a number of other councils around the country who are engaged in similar exercises.

For this reason I am not ploughing through your list of questions, although I have read the "proformas south" in some detail. Rather I will throw in a few thoughts in the hope a little bit of thinking might be provoked.

Warrington a "key driver"? Surely Warrington is a combination of (a) dormitory for people who work elsewhere due to the nearness of the motorway network and (b) a shopping centre for the same reason. This is purely fortuitous, because the motorways were built to connect more distant towns and real cities.

Warrington has steadily crept out towards the now "natural" boundaries formed at least on three sides by the motorways - it merely serves the "passing trade". It is not driving anything, and the Council should get off the "new city" high horse and stop covering the place in tarmac, concrete and bricks. With the possible exception of a bit more tarmac, because the current road system around the town doesn't cope very well with today's population, let alone a Plan's-worth on top.

Population growth forecasts should be watched and tested very carefully (not just in Warrington). For some decades now, the UK's industrial, innovatory and educational capacities have declined. The long term effects of "Brexit" are dangerously unclear. Is it not a bit dubious to be trying to create an overcrowded sprawl within a motorway box, particularly when the country may face eventual bankruptcy?

How can a Council already pulling on the purse strings hope to find finance for this plan? (Oh, of course, all those "developers" who will probably build housing "affordable" only by already well-off people, who will likely whizz off to work elsewhere every day, with no real sense of the town they "live" in).

Give up now, realise Warrington is a good town. Don't make it into a mediocre "city", ruining a lot of the local environment along the way.