

[REDACTED]

[REDACTED] I would like my objections to the proposed plans to be heard.

They are, in no particular order:

1. Where is the motivation to turn Warrington in to a city coming from?

I am unaware of a tide of popular opinion among the residents of Warrington and its boroughs for this to happen. Warrington certainly needs a facelift and a coherent plan for the future to make it a desirable place to live and to create opportunities for its residents. Unfortunately this plan is not that. It's very clear in saying that becoming a city is what we need but it doesn't say why and because you have not listed out a coherent strategy that addresses housing, education, employment, health, recreation and quality of life it is difficult to understand how your proposals are justified.

2. Building your case for the preferred option

You state that "no significant issues" were raised - that's because you didn't ask anyone other than commercially interested parties.

Your primary assessments are based principally on the needs of developers; of course a developer will aim to build in areas where the average house prices are higher. That does not represent a need! That represents a bigger commercial opportunity than developing brown field sites.

3. Use of Green Belt land. What are the exceptional circumstances that justify the release of Green belt land?

Firstly, there are many brown field sites in Warrington. A good example is the Fiddler's ferry power station land that could be made available once the decommissioning process is complete. This is not in your plan. Why not build there? It would be great to see that land go to use rather than standing redundant for years like other sites in Warrington.

Again, we can infer here that you have a plan that defines a need that leads to these 'exceptional circumstances' but you do not share it. Either you don't think we will understand this, or it's too flawed to open to review or it doesn't exist. Please articulate what these exceptional circumstances are so the residents of Warrington can understand.

Currently, as a resident in the WA4 area, I use many of the sites identified for development for recreational activities be that for walking or cycling (trans Pennine way). You have not

recognised the value of these areas to the local residents nor have you properly explained what you will do to replace them if they go. If we do need many more houses then there's also going to be an increased need for recreational place. You do not recognise this in your plans.

4. Infrastructure

I see little evidence of any comprehensive modelling done to show the impact your invitation to grow the local population has on Warrington's infrastructure. Presumably you have done some so let's see something more elaborate than statements that we need more homes, roads and schools. I'd like to see your traffic flow models, road plans, schools by area, health care including Hospitals, air quality, noise levels, access to park land, environmental impacts and so on.

5. Identity

It would be great if you could recognise and articulate what identity you have for Warrington in your strategic plans. It would be good if the community you represent was invited to be part of this. Warrington has a rich industrial past and it would be brilliant to see that echoed in 'themes' for buildings and indeed re-kindled for the future prosperity of the town.

I think it's a great idea to re-open and develop the port; I think you could create something viable for businesses and for recreation / living by developing the old port and other canal/river bank areas.

When I see a multi-story car park that echoes a bee hive appear in our town, that perhaps should be in Manchester, I don't have much confidence that we have a considered identity for the town - why couldn't that building have echoed the wire industry, providing a focal point of pride and identity? This plan doesn't articulate what Warrington is so the risk is that the Warrington of the future will be one of a mismatch of designs, styles and themes that doesn't compete well with it's neighbours as a desirable place to live.

Kind regards

