



Dear Sirs,

I oppose the above plan for the reasons below:

Social Sustainability

- The development is focussed on the M6/M56 junction areas where the housing typically supports people commuting to work in economic centres outside of Warrington. Focussed growth in this area will therefore do nothing to promote a strong, vibrant and healthy Warrington community and is more likely to lead to more people in the area who do not identify with Warrington.
- It is unclear what infrastructure would be built to support the implementation of such a massive growth in population, from roads to schools to medical services provision, especially given that there is already insufficient infrastructure to cope with the current population in the area of proposed development. A detailed timeline plan showing who will pay for what, when and how the infrastructure will be grown dynamically in advance of the proposed massive growth in population is a prerequisite to being able to assess the fundamental viability of the plan. This information is entirely lacking and this is a fundamental flaw.
- No justification has been given for why Warrington should want to become a city overnight rather than developing organically in a managed and controlled way. Despite the total absence of such rationale the whole plan has been built on the premise that this is a good idea that the residents of Warrington have already bought into. Strong, vibrant, sustainable communities are grown over many years, not over night.

Environmental Sustainability

- The development is focussed on the M6/M56 junction areas where the housing typically supports people commuting to work in economic centres outside of Warrington. The plan therefore must involve increased traffic pollution. This would be exacerbated by poor road infrastructure. No transport / traffic analysis or planning has been done to support any other conclusion.
- Despite existing available brown field sites and the known pending availability of land at Fiddlers Ferry post decommissioning of the power station, the plan relies heavily on the sacrifice of green belt land. This is contrary to NPPF requirements and latest Government thinking. It would lead to the irreparable loss of green belt, reduced quality of life for existing residents and a poorer quality life for the new commuting population.

Economic Sustainability

- The development is focussed on the M6/M56 junction areas where the housing typically supports people commuting to work in economic centres outside of Warrington. Although the plan includes for some industrial development areas these are unlikely to employ many of the new residents. The plan therefore fails to make the case for local economic sustainability that would be required to sustain Warrington as a real city.

- No information has been presented regarding sources and application of funding, security of funding or time-phased cashflow projections to demonstrate the financial viability of the plan. Such an ambitious plan clearly carries high levels of risk and this fundamental omission raises serious concerns about the financial credibility of the plan, especially in the context of the recent two notch downgrade of Warrington Borough Council's financial stability rating.

The lack of social, environmental and economic sustainability of the proposed plan means that it fails to satisfy local or national planning policy and should therefore be refused.

In addition to the above, there has been no proper consultation of the communities affected:

- Inadequate effort has been made to advertise the consultation
- Inadequate time has been allowed for consultation on such a significant proposal
- Consultation was timed to occur over the summer holidays when people are less likely to be able to attend
- Documentation describing the plan is unnecessarily complicated to obtain and is not presented in an easily digested way
- Whilst there have been a series of presentations of the plan, the fact that no material amendments have been made to the plan in response to the feedback demonstrates that the exercise was one of presenting rather than consulting

At best this plan is an ill-conceived dash for new rate payer's cash and at worst it is vanity project that would leave a lasting legacy on our town, albeit not the one intended.

Yours faithfully,

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