

Local Plan Hearing Statement

Matter 11 - Transport & Other Infrastructure

The following comments will affect matters covered elsewhere.

- 1) The costings shown for some items are inconsistent between Appendix 1 and 2 of the Infrastructure Delivery Plan for example:
 - In Appendix 1 the cost of a new sports hub for the SEWUE is shown as £20m but in Appendix 2 it is only shown as £3.2m.
 - In Appendix 1 the cost of a new waste recycling centre is “TBC” ; there is no entry in Appendix 2.
 - In Appendix 1 the cost of a new High Level Cantilever bridge crossing is included at £55m; there is no entry in Appendix 2.
 - New Warrington Hospital - no costs included anywhere.
- 2) Regarding SEWUE it would appear that strategic infrastructure and S106 costs have been calculated on a per unit basis applying the costs to 4200 units whilst it is only proposed to build 2400 in the plan period. With strategic costs of £127m and S106 costs of £63 m this would equate to £80,000 per dwelling. It is difficult to see how these levels of expenditure are viable particularly when significant infrastructure should be provided in the early years of the plan.
- 3) The viability study (at point 7.264) states that a contingency of 45% has been allowed in respect of strategic on site highway costs. WBC should be requested to confirm that similar allowances (or a risk assessment) has been carried out in respect of all infrastructure costs. If required the viability assessment should be re run to reflect a range of costs.
- 4) Construction inflation is forecast to be well in excess of what could reasonably have been anticipated in mid 2021; the viability assessment should reflect this before the plan is approved.

All the above issues may affect the soundness of the plan if not addressed.