

PDO = Preferred Development Option  
TPT = Trans Pennine Trail  
WBC = Warrington Borough Council

### **Question to WBC from the Warrington PDO and TPT Bypass Objection Group.**

The current pre-Brexit WBC PDO is grossly inflated in relation to many things - amongst them :

1. the Objective Need Assessment (ONA) as described recently by the Home Secretary.
2. the population growth figures used over the next 20 years.
3. the flow of projected net labour into Warrington post the Brexit decision.
4. The projected employment opportunities that are ill defined in the PDO in a poor attempt to make it look more acceptable to the community.
5. The U.K. and Warrington economic growth outlook post Brexit.
6. WBC ability to deliver such an ambitious plan given the woeful lack of current infrastructure to deal with today's current problems that must be addressed prior to any new build.

This is CLEARLY a developer led PDO that significantly overstates the future housing needs of Warrington and does particular dis-service to the location and types of home that need to be built to help the young and old of the Warrington community. All of this serves the developer community and not the people of Warrington. It in no way reflects the Labour Party rallying cry "for the many not the few" - quite the reverse - a few developers will make millions whilst many continue to suffer throughout Warrington when executive homes and not the much needed social housing form the majority of the build plan in this flawed PDO. These executive homes will then become the Council Tax "cash cow " for WBC to try and get itself out from under its growing debt mountain that has now led to its MOODY DOWNGRADE amongst peer councils for its overly ambitious plans and enormous projected debt levels that it will incur if this PDO is actioned.

To deliver this PDO will mean the "theft" of South Warrington greenbelt amenities - including the destruction of the Trans-Pennine Trail (TPT) much loved and used by the community over many years.

With this in mind

can the council please explain the legitimacy, integrity and business acumen of their decision to engage ARUP as consultants to the PDO with respect to key task of re-classification of greenbelt land in Warrington. ARUP are an advertised commercial partner to Peel Holdings in many of their past and future ventures. Peel Holdings would be main beneficiaries of any weakening of any greenbelt status - surely the Council saw the clear conflict of interest here between getting an independent survey and one with clear potential bias towards an answer supportive of a key customer - Peel - rather than the good people of Warrington ?