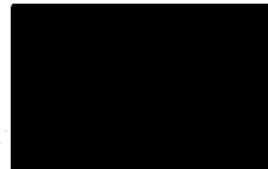


Planning Policy Team  
Warrington Borough Council  
New Town House  
Buttermarket Street  
Warrington  
WA1 2NH



24<sup>th</sup> August 2017

Dear Sirs

I am writing to object in the strongest possible terms to your proposed development in Warrington South which would destroy the greenbelt land between Warrington and Moore which Halton Borough Council has committed to protect.

The main areas where I am most concerned are:

***Valuing the local environment***

In your Consultation Document, consultation question 4 (P.18) states - Objective W4 seeks to provide new infrastructure (such as bridges and roads to ease traffic congestion). However, this needs to be balanced against objective W5 which seeks to reinforce the character and local distinctiveness of Warrington's pattern of green spaces and protect its built & natural assets. WBC selfishly only considered the natural assets within their own borough boundary, whereas, in reality, their residents enjoy the current countryside, canal, historic village and pub in Moore which immediately adjoins their boundary.

***Do you agree with the Preferred Development Option? - Consultation question 7 (P. 25)***

The Council is currently pursuing Option 2 for 2,000 homes in south-west Warrington (adjoining Moore). I do not agree with this and Options 1 and 5 would be better for Moore because they direct less development towards the south-west of Warrington. One of the main purposes of green belt, as defined by national planning policy framework, is "to prevent neighbouring towns merging into one another". Option 2 would reduce the gap between Warrington and Runcorn (in Halton Borough) to a non-existence, with Moore 'sandwiched' in-between, creating an almost continuous, built-up area between the two urban conurbations.

***The Warrington Waterfront Proposals along the Manchester Ship Canal – Consultation question 10 (p.38-39)***

Port Warrington proposes a large distribution centre with around 200,000 square metres of warehousing on land to the north of the canal. The proposals would have a huge detrimental impact on the 80 homes at Promenade Park, Moss Lane, Moore which directly face the proposed development. It is essential to have a landscaped buffer between any commercial development on the north bank and these 80 homes – the open water of the canal is insufficient to buffer noise and visual impact, which in its current format is wholly unacceptable. A noise assessment with suitable mitigation measures should be submitted by Peel in relation to the above. Moore

nature reserve would also be lost under current proposals – this is heavily used by many people and forms a valuable green lung for Warrington and its environs.

***The south western urban extension – consultation question 12 (p. 43-44)***

Nearly 2,000 new homes and a new primary school and local centre are proposed between the A56 and Moore. Warrington Borough Council's green belt assessment by Arup (October 2016) and its own additional sites assessment contains an analysis of the value of different parcels of green belt. This work was flawed, in that it acknowledged Walton Village Conservation area, but ignored the historic setting of Moore village conservation area, which it will have more impact on. There are also a number of significant, historic buildings in Walton which would be adversely affected by the proposals – including the Old School, Porch House Farm and Cockfight Cottages which front onto Runcorn Road (listed as historic assets in WBC Core Strategy, February, 2014).

I urge you to reconsider your proposals and protect the valuable green belt land between Warrington and Runcorn. Other options, such as the redevelopment of local brown-field sites, would be a far more sensible option.

