



Planning Policy Team,
Warrington Borough Council,
New Town House,
Warrington.
WA1 2NH

Dear Sir/Madam,

Warrington Borough Council – Local Plan Preferred Development Option

We have lived in Moore for [REDACTED] years and one of the main reasons for moving to this village was that it has a distinct identity and we very much appreciate its rural feel and setting.

I am writing in relation to Warrington Borough Council's Local Plan PDO and wish to make the following points of objection:

In writing the Local Plan Warrington have only considered the natural and historic assets within their own borough boundary and have completely overlooked that the village of Moore which immediately adjoins their proposed South Western Urban extension, is both a historic village (with a Conservation area and several listed buildings) but also provides a fantastic natural resource enjoyed by numerous residents from Warrington and beyond, who use the footpath network, towpaths and access Moore Nature Reserve via Moore Lane (which is in Halton)

The main purpose of green belt is to prevent neighbouring towns merging into one another – clearly as this proposal would entail housing coming right up to the village boundary at the eastern side of the village, there would be no green belt left and Moore would be 'swallowed up' by characterless housing estates. The housing estates will reach from Runcorn – Sandimoor – Walton in to Warrington without any boundaries.

The Port Warrington proposal indicates a large distribution centre with huge warehousing to the north of the Manchester Ship Canal. This development would have a devastating impact on the lives of the residents of Promenade Park as their homes directly overlook this area. There are 80+ homes on this site and it accounts for nearly a quarter of the population of the village of Moore. The site is beautifully maintained by the residents and is regularly commended by the Cheshire Best Kept Village Judges. The majority of residents have chosen to retire here because of its pleasant, open setting and relatively peaceful environment. Residents need the reassurance that proper assessments will be made before any permissions are granted, together with enforceable control measures, especially in relation to noise and the visual impact of development.

I am also very concerned about the impact of Port Warrington on Moore Nature Reserve, which is important for both wildlife, people in equal measure, and must be protected for future generations.

I am concerned about the use of land, which is used currently as flood plain. If we have heavy rainfall, the water comes from Chester Road via Hobb Lane into the Bridgewater canal. The Moore Nature reserve is wetland and in Sandimoor, all flood plains have been built on or are earmarked to be developed.

All of the above proposals would have a huge, adverse impact on existing services in the area. All of our local medical centres are full and the local roads are regularly clogged with traffic trying to find a route either from Warrington or Runcorn, when there is either a hold up on the M56, the Runcorn Bridge or the M6.

Pertaining to the PLDP Warrington :

I seriously question the need of so much housing, wondering where all these people are going to work, have access to healthcare, schooling etc. I have seen in the plans, that you are proposing i.e. more retail developing, even though the trend is that retail shopping is closing rather than opening more units. We have lots of office spaces and industrial units empty now and to propose more to be built, especially at that rate seems foolish to me.

We have rather large spaces in Warrington town, that are in desperate need of updating, restoring and rejuvenating to the need of the population of today and the future. We have very little amenities for young people. If Warrington wants to attract more people to live and work in Warrington these points should be given a lot more consideration. However, of course these are projects who might not be as lucrative as building four bedroom detached houses in the south of Warrington.

Furthermore, there should be a lot more public consultation together with government guidance to the whole plan Warrington, identifying real need, based on facts, not led by property speculators.

I am getting older and I could quite easily just get along with your proposals, but my real fear is for the future of our children and grandchildren who deserve a lot better from our generation.

I would appreciate your feedback in due course.
Thank you.

Yours sincerely,



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New Town House,
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I am writing in relation to Warrington Borough Council's Local Plan PDO and wish to make the following points of objection:

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The main purpose of green belt is to prevent neighbouring towns merging into one another – clearly as this proposal would entail housing coming right up to the village boundary at the eastern side of the village, there would be no green belt left and Moore would be 'swallowed up' by characterless housing estates. I also feel the planned estates proposed by the developers are more for financial speculation than to sensibly house the population.

The Port Warrington proposal indicates a large distribution centre with huge warehousing to the north of the Manchester Ship Canal. This development would have a devastating impact on the lives of the residents of Promenade Park as their homes directly overlook this area. There are 80+ homes on this site and it accounts for nearly a quarter of the population of the village of Moore. The site is beautifully maintained by the residents and is regularly commended by the Cheshire Best Kept Village Judges. The majority of residents have chosen to retire here because of its pleasant, open setting and peaceful environment.

I am also very concerned about the impact of Port Warrington on Moore Nature Reserve, which is important for both wildlife, and people in equal measure and protection for future generations are paramount.

The new housing population will create even more intense traffic congestion and pollution throughout the Moore / Walton area and once the Runcorn Toll Bridge opens I fear Runcorn Road will become an even greater overloaded RAT RUN than it already is. [REDACTED]

[REDACTED] I first moved to Moore, Runcorn Road was still a quiet rural road, this has progressively changed in direct proportion to the development of Sandimore and Swans Reach housing estates to the point where I think the road has reached a dangerous level of traffic especially at peak times.

Runcorn Road is not suitable for this quantity of traffic. I am convinced any greater load of especially heavy-duty vehicles travelling to and from Port Warrington and increased traffic from the new estate planned in the South West Urban Extension Warrington, will result in even greater congestion. It is not clear in the plan if Runcorn Road is to be improved, note, these improvements can only be very limited due to the presence of the Bridgewater canal and proposed and existing housing. The result will be a complete re-designed Moore, losing its integrity and identity.

All of the above proposals would have a huge, adverse impact on existing services in the area. All of our local medical centres are full and the local roads are regularly clogged with traffic trying to find a route either from Warrington or Runcorn, when there is either a hold up on the M56, the Chester road, Runcorn Bridge or the M6.

Pertaining to the PLDP Warrington:

I realise that there has to be a plan for the future of Warrington and agree there should be more housing, but I disagree with the way the whole process has been handled i.e. the release of the proposed plans during the holiday period (August).

The quality of consultation with the public has not been satisfactory such that the draft proposals give the appearance of being set in stone as a fait accompli to be tinkered with.

Will the land and property speculators, who will profit from this urban sprawl, pay for the infrastructure, associated road works and environmental enhancement and upgrades required by this very destructive local plan from which they appear to be the prime beneficiaries?

The public have not been consulted upon the framing of any plan aims, principles, values or proposals for Warrington. The public have been put in the negative position solely as objectors rather than as contributors to the purposes and aims of the plan.

Warringtonians need to be fully informed as to the precise and transparent procedures of public consultation, government guidance on this issue, WBC policies and as to how and by whom the consultations, comments, and contributions will be independently assessed for the benefit the quality of life and urban environment for citizens.

“If a consultation exercise is to take place over a period when consultees are less able to respond, e.g. over the summer or Christmas break, or if the policy under consideration is particularly complex, consideration should be given to the feasibility of allowing a longer period for the consultation”
(Landmark Chambers: Sept. 2013: Halebank PC v Halton BC)

There is a great deal about these plans to criticize and I am very unhappy about how poorly this important document has been conceived and presented by the council. I very strongly believe that Warrington Council should reconsider and scrap in its entirety the PDLP 2017 for Warrington and place greater importance on urban quality, local integrity, and identity and transport requirements for the future happiness and prosperity of its population rather than the speculation of its developers

I would appreciate it if you could look into my objection and respond back to me in due course.

Thank You

Yours Sincerely,

[Redacted signature]

[Redacted address]

