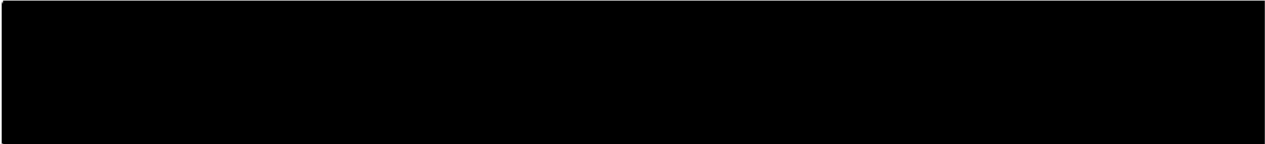





Dear Sir/Madam,

Warrington Borough Council – Local Plan Preferred Development Option



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

1. The council has only considered the natural and historic assets within its own borough boundary and has completely ignored the likely impact on the village of Moore, which, although in Halton Borough, adjoins the proposed South Western Urban extension. Moore is both a historic village, including a Conservation area and several listed buildings, and provides a fantastic natural resource enjoyed by numerous residents from Warrington and beyond. They use the footpath network, canal towpaths and access Moore Nature Reserve via Moore Lane.
2. According to the Government's National Planning Framework, the Green Belt serves five purposes:
 - to check the unrestricted sprawl of large built-up areas
 - to prevent neighbouring towns merging into one another
 - to assist in safeguarding the countryside from encroachment
 - to preserve the setting and special character of historic towns
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

The proposal for the South Western Urban extension conflicts with all five of these points but, in particular, the intention to prevent neighbouring towns merging into one another. Moore is the border between Warrington & Halton borough councils and, with the encroachment of Sandymoor on one side and this proposal on the other, there would clearly be no green belt left and the towns of Warrington and Runcorn would merge into one another.

3. In addition, the Port Warrington proposal (part of the Waterfront area) 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, on Moss Lane, Moore, 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. 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.

4. I am also very concerned about the impact of Port Warrington on Moore Nature Reserve, which would appear to be totally swallowed up by the Waterfront proposal. The nature reserve is important for both wildlife and people in equal measure and must be protected for future generations. It is a 'green lung' which can be enjoyed by the entire town.
5. The South Western Urban extension proposal 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-Widnes Bridge or Thelwall Viaduct/the M6. I'm aware that intrinsically linked to this plan is the preferred Red Route western link. It seems ludicrous that the new link road is being recommended to relieve congestion and then the Council is proposing to build an additional 24,000 new homes in Warrington – 9,000 of them on greenbelt land – which could generate circa 50,000 more cars on the road. Surely this can only take the level of congestion back to what it is now – even with a new high level bridge over the Mersey & link road?
6. I am also aware of widescale plans for additional housing in Appleton and Grappenhall Heys, all of which will put added pressure on the services, infrastructure and road network of Stockton Heath, [REDACTED] and cannot see that this is a sensible approach. At peak times Stockton Heath is already clogged with traffic.
7. Finally I have seen no evidence to prove that the town needs anything like as many as 24,000 additional homes. I believe this to be a 'wish list' of the council as part of its bid to be a city. I do not believe the homes proposed would be affordable to our young people or suitable for our elderly. In the south of the town, especially, they would be executive homes largely occupied by people commuting to the larger conurbations of Manchester and Liverpool. It is my belief that a smaller, more realistic target for new housing could be met through the redevelopment of existing brownfield sites with minimal encroachment into the green belt.

