


Dear Sir/Madam

**Warrington Borough Council – Local Plan Preferred Development Option (Regulation 18
Consultation July 2017)**

I am writing concerning Warrington Borough Council's preferred Development option and to submit my objections to this proposal.



1. The Impact on the Village

Moore is a historic village, is a designated conservation area and has a number of listed buildings. Because of its natural beauty it attracts visitors e.g. walkers, nature lovers, boat people, anglers, cyclists and families using the area for relaxation. I have mentioned this proposed development to some of these visitors and they are appalled that Warrington Borough Council appear to have total disregard for the fact that the proposed South Western Urban Extension will adjoin the village and detract from its natural beauty. Moore is a close community and a dynamic community and such a development will destroy the village atmosphere.

This proposed development by Warrington Borough Council will immediately adjoin the Warrington /Halton boundary. Bearing in mind Moore has already suffered from the Sandymoor development at the hands of Halton Borough Council. Moore as a village will cease to exist and Warrington and Runcorn will merge into one.

2. Re- Classification of Designated Green Belt Land

I have a number of concerns regarding the re- classification of the green belt land where the proposed 1800 houses are to be built. This land is agricultural land and only a few weeks ago crops were being harvested. In 2015/2016 this land was classified as acceptable for agricultural use, now in July 2017 it is deemed unacceptable. How can this have happened when nothing has changed?

3. Green Belt Planning Permission

Green belt are areas of designated zones around major towns and cities and settlements whose fundamental purpose is to prevent urban sprawl. They are categorized by their open-ness and permanence, which you would be forgiven for thinking that building on them is an absolute no, but **not** according to Warrington Borough Council. On 6th October 2014 the Government published guidance in the NPPF (National Planning Policy Framework) aimed at protecting green belt land. The press release which preceded the Framework on 4th October 2014 from the DCLG (Department For Communities and Local Government emphasized that Councils should prioritise **brownfield sites** for redevelopment and suggested that **green belt land** should be preserved and protected at all costs limiting urban sprawl.

The DCLG went as far as to suggest that once green belt land has been identified it is only in the **most extreme of circumstances**, which could result in any type of development being approved on this land. **The DCLG stated that housing is not a satisfactory reason on its own.**

Research has indicated that there is a correlation between better mental health and access to nature and green fields. We are all aware of the increasing issues currently facing our NHS and the preservation of green belt land is an opportunity for Councils to sustain and even improve the health of their population saving money on an already strained health care system.

4. Traffic Infrastructure

The existing local traffic infrastructure is currently under pressure. The traffic daily at peak times is consistently at a standstill with traffic struggling to get in and out of Warrington. This is exacerbated when there is an incident on the M56 or M6. There are also concerns that when the new Runcorn Bridge opens and the two bridges become tolled the traffic will use the local roads between Runcorn and Warrington to avoid the tolls.

5. Amenity Infrastructure

Local medical centres are already experiencing considerable difficulties maintaining acceptable patient access to GP's. I am aware that a satellite health centre is proposed as part of the plans but what sort of facilities will it provide? I am concerned that an additional 1800 plus houses will add to the current issues as well as the impact on dental practices, residential care, and care in the community. The nearest main shopping area is Stockton Heath and currently parking is restrictive and inadequate.

The Port Warrington Proposal

As well as the above Local Planned Preferred Development Option for housing, there is also the Peel Ports proposal to develop Port Warrington. It is their intention to build a massive distribution Centre with huge warehousing facility to the north of the Manchester Ship Canal. Apart from the detrimental effect on the roads accessing Moore I wish to submit my objections on the following basis:

1. Implications for the Residents of Promenade Park

Promenade Park comprises of 80 plus homes in the village of Moore – outside of Warrington Borough Council mainly occupied by retired residents whose quality of life will be substantially adversely effected by this proposal. If this proposal is to go ahead Peel Ports must be enforced to ensure that noise levels are kept to a minimum and the existing visual aspect is maintained for these residents.

2. Loss of Moore Nature Reserve

The loss of Moore Nature Reserve will have a detrimental impact on the residents of Moore, and visitors who come from far and wide to see nature in its magnificent beauty. The destruction of the nature reserve will have a profound effect on the environment not only from an ecological aspect but on the quality of life of the residents of Promenade Park and the immediate surrounding area.

Conclusion

- The concept of building 1800 plus homes in this proposed location will implode the current infrastructure from every aspect.
- The re- classification of the green belt land in question raises serious questions.
- This proposed development which will come right up to the village boundary – Moore as a village will cease to exist and it's identity will be lost for ever
- This development will create urban sprawl. Urban sprawl has been correlated with increased energy use, pollution, and traffic congestion and a decline in community distinctiveness and cohesiveness. In addition, by increasing the physical and environmental "footprints" of metropolitan areas, the phenomenon leads to the destruction of wildlife habitat and to the fragmentation of remaining natural areas.

Moore residents are passionate about retaining their identity and protecting their village. I am asking Warrington Borough Council to respect the wishes of Moore residents and consider the above objections and remove this option from their Development plan.

