

## **Warrington Local Plan Review – Objection**

Relevant document **Preferred Development Option Regulation 18 Consultation July 2017**

I am objecting to the proposal of WBC to build 2000 homes on land between the A56 and Runcorn Road – Option 2 of the proposals.

WBC state that they have justified exceptional circumstances to allow them to build on green belt, but I don't see that in any part of this document. The aspiration of WBC to become a New City seems to be what these proposals are supporting and the devastation of green belt, which is already in short supply, is the way WBC want to do this. There is no consideration of the impact on current residents of not only Warrington but the surrounding boroughs. They are idealist views of WBC and I cannot see that WBC have considered the impact on the community.

To quote from the National Planning Policy Framework as to the main purposes of green belt, it is "to prevent neighbouring towns merging into one another", but pursuing Option 2 as defined on page 23 of the document would reduce the gap between Warrington and Runcorn to a non-existence, with the historic village of Moore sandwiched in-between, thus creating an almost continuous, built up area between the two urban areas.

With regards to point 4.38 on page 18 of the Relevant Document, I would question that observing to W4 objective does not support the adherence to W5. It seems WBC have only considered the natural assets within their own boundary and not that of the adjoining boroughs, and the village of Moore in particular. The fact is Warrington residents enjoy the current countryside, canal and historic village of Moore as it is.

On page 19, point 4.40. I can see no justification or exceptional circumstances. Just saying WBC have justified exceptional circumstances does not mean they have, it has to be supported by evidence (other than the aspiration to become a New City), and points W1 to W6 on page 19 are just that, WBC aspirations, made up and now trying to be rolled out and justified by the decimation of green belt land.

Points 4.41, 4.42 and 4.43 are what WBC think might happen if they don't build on green belt land, so I can't see how these can be relevant, as they are 'maybe' consequences, and the actual consequences and the level of these, cannot be known.

Page 20 point 4.48. I would highlight that Moore Village will have the character of its existing settlements impacted – the reason you are rejecting considering settlements at Lymm and Culcheth.

Page 21 point 4.53. I disagree with the pursuance of Option 2 as per my comments in this document. The impact on green belt has been overlooked in order for WBC's aspiration to be a New City to be recognised.

Point 4.54 does not recognise how this option will compromise the adjacent village of Moore and it and the surrounding character. I would also point out that 2000 homes is not a small site, whether you build it piece meal or not.

Page 22 point 4.60, number 4 is objected to. It will merge the urban areas as already stated here, and it is not only a the proposal for 2000 homes, but other infrastructure such as schools and health facilities.

Page 23 point 4.64. As above, I object to option 2 being pursued. It kills off green belt and is an urban extension into the already depleting green belt of WBC and Halton BC. Pages 23 to 25 describe the options available and whilst I challenge the aspiration of Warrington becoming a New City, options 1 and 5 seems more viable. You say option 1 has the potential to perform positively against the majority of plan objective and option 5 states that it "provides the opportunity to maintain the performance of the green belt at a strategic and local level through managed green belt release and provides the opportunity to minimise impact on character and environmental assets, depending on the specific locations for development."

Page 38. The decimation of Moore nature reserve by allowing the development of Port Warrington with a 200,000 m warehouse facility on the north of the canal is a shocking proposal. Notwithstanding the impact on the residents of Promenade Park on Moss Lane and the animals and plants on the nature reserve, the loss of this green lung for the WBC and Halton BC area will be damaging in respects of the areas green footprint helping to negate our carbon emissions. The nature reserve is visited by people from everywhere and would be a damaging loss to our area.

On page 44, South Western Warrington Urban Extension only considers the impact on Walton Village Conservation area and totally ignores the historic setting of Moore Village Conservation areas which it will have most impact on. All this is also said to be dependent on the Western Link project, its location, if it passes through the site etc. etc. Making decisions on where to build on green belt land seems to be a little premature as the future mapping of the infrastructure of the area is not yet known.

