

29th September 2017

Dear Sir / Madam.

I am writing to voice my objections against the councils local plan P00, with special reference to the development of green belt land in Walton towards Moore, and in Crapenhall around the Weastelane Trans Pennine trail area.

I question how the number of houses to be built was arrived at. I believe its an estimate amount far above that actually needed. News figures released by the Warrington Guardian Yesterday suggest that 5k less housing may now be a more accurate figure and I understand that there is enough Brown field land available to meet that need.

The green belt as defined by the national planning policy framework is to "prevent neighbouring towns merging into each other" Your plans are to build.

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(P.T.O)

right up to the parish boundary with Halton at
the edge to my home village (of Moore
Halton are yet to release their plans but i believe
they are planning something similar.

Moore will be swallowed up and sandwiched between
the two towns in one continuous belt of urban
sprawl. It will become part of a characterless
housing estate rather than maintain its beauty
as a historic village.

I also have concerns over Port Warrington.
It will have a detrimental effect on the SSI site
"MOORE Nature Reserve" and a massive impact on
the dwellings at Promenade park. The open water of
the ship canal forms an insufficient buffer to noise
and presents no barrier for visual impact. A
noise assessment needs to be done by Peel Holdings
before any more plans are considered and an environmental
assessment done to ascertain potential damage to a
valuable haven for wildlife. Enforceable measures
need to be put in place to protect the nature
reserve and to reassure residents before any

permission is granted. I've read that Port Warrington only got past application on the proviso that it reinstated the rail link but I've seen no mention of this since. It seems that people make promises to gain permission but that no one polices the progress and assures that criteria are met.

Warrington is already the second most polluted area in the north west (air pollution) Salford being the worse. I dread to think what impact the extra HGV's that port Warrington would bring, ~~com~~ compounded with 50k+ plus cars from 20,000 houses will have on this. Then you want to reduce the green belt too - Warrington's lungs. It's ludicrous.

Authorities should only be able to reband green belt when they can demonstrate that they have fully examined all other reasonable options for meeting identified development requirements. Downfield land should be used first as well as opportunities offered by estate regeneration, land which is currently underused and surplus public sector land.

I have concerns as to the ability of the local

resources to cope with the increased population.

Hospitals
Schools
Shops.
Doctors
Dentists.

Are all under massive pressure as it is
and there aren't the trained professionals
needed to staff more.

In Melwall there are plans to develop the
trans pennine trail. I have concerns about the
the use of the existing railway bridge, its
state of repair, the strength of the embankment
and the permanent loss of a stunningly
beautiful, valuable (to nature) area.

I think that the plans themselves have been
poorly thought out and the planning consultation
procedure badly executed. The notification
to a paper was published out of area, ~~then~~ the
consultation period over the summer holidays.

Thank goodness for social media and I @ WAT.

I feel that the online form was loaded
the planning meetings unhelpful and the information
material purposely misleading.

furthermore i believe that the plan is property / land
speculator led not community led. It is not
environmentally of community based it seems part of
the drive to convert Warrington into a city.
Something which i believe no one outside of the
council is in favour of. It is an imbalanced
report focusing on developing south warrington
rather than improving the urban environment in the
north or regenerating the seriously deteriorated state
of the town centre itself.

I have children in their both walking full
time, both at home. If i seriously thought this was
a move forward i'd be all behind it but the talk
of "affordable housing" is ridiculous. These won't
be homes for lot time buyers. Its all about
encouraging families from other areas. Warrington
is a relatively low paid area and the planned
development is not suitable for the local
economic community.

In a Warrington Guardian report Cllr Terry

(5) O'Neill stated that "no homes will be built until
(0.5%)

Infrastructure is in place."

Sandy moor is now nearly 20 years old and they are only just starting consultations for the promised shops etc.

I call for environmental assessments, and not consultation / consideration ~~to~~ the environmental impact this will have on the Warrington Area in general.

Yours