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26th September, 2017

Dear Sir/Madam,

Warrington Local Plan Review – Key points of my objection

I have had a property with my husband in Moore since [REDACTED] This was our first property together and the home that we raised our children in.

We left the UK in 2017 to work in New Zealand, during which time we rented our property out to cover our mortgage and kept our property maintained whilst away. We came back to the UK in 2015, and returned to our residence in March; we were amazed at both the way that the area we lived in had been built up and also disappointed at the condition of the town centre in Warrington.

I was born in Warrington and it was deeply upsetting to see the current state of our town, many shops have gone, the town's once thriving shopping centre has been totally wiped out. You cannot for one minute think that by making all these changes in your PDO that you are doing anything positive for the town and for the people living here, especially when you seem not to consult them or involve them in any process. You cannot make a city from Warrington, it is a town and no matter where you are in the town you have to cross water. Building a huge link will not only decimate areas of residence but will ultimately be a horrendous blot on our landscape. Building a concrete monstrosity to alleviate traffic congestion will not solve your problems, more roads and a new toll at Runcorn/Widnes will result in more traffic. Building more roads does not and will not ease congestion! You are simply moving the problem to other areas of the town and whilst doing so, breaking the hearts of residents that either live in the way or use the facilities in the areas that you will be bulldozing.

You have kept all this very quiet, you have not consulted with people that live in Warrington or the surrounding areas sufficiently, and you have not asked for any input from residents. You have simply pushed these plans through without even considering the implications for anyone other than your own financial gain.

The timing of consultations and feedback have been wholly unacceptable, the events have been unprofessional, uninformative and shoddy at the very least. To instigate this when many residents would have been away on holiday, during the school holidays and when Parish Councils take their breaks was both scheming and downright duplicitous.

I strongly object to the Local Preferred Development for the following reasons:

- **Valuing the Local Environment**

To facilitate the new infrastructure you intend to build bridges and roads to ease congestion. It's already been proven that this does not work. To do so you will be taking away green belt land and in effect removing the only protection, and the very things that keep us in good health and wellbeing. There will inevitably be a loss of our natural assets that provide Warrington and its neighbours its green lungs.

There will most certainly be an increase in health problems and Warrington already has a huge problem with lung disease, something that has affected me and my family personally. To provide a huge road infrastructure to carry even more traffic across our green belts will blight our population further with detrimental health effects on the residents of Warrington and its surrounding areas.

You have only undertaken surveys on your own side of the county boundary and have not considered the implications for your neighbours. Moore village is a peaceful and historic village which both residents and visitors from Warrington enjoy, it has many assets that are sought after by walking groups, school groups and the outdoor spaces are used frequently, fishing is enjoyed along the Bridgewater Canal, many canal boats and motor homes enjoy our facilities and it is very popular for walkers and cyclists. The village has its own historic public house and many many people enjoy the current countryside for recreational purposes.

- **The Preferred Development Option – Boundary**

It would appear that WBC is considering Option Two which is for 2000 plus homes in the south-west of Warrington which adjoins Moore.

The purpose of green belt which is defined in the NPPF is to prevent neighbouring towns from merging. Option Two of the current plan would effectively blur the boundaries between Warrington and Moore which is part of the Halton Borough, this would practically merge Moore with Warrington. There is not adequate provision in this plan for a sufficient gap for identifiable boundaries, in fact to get to our homes we would be forced to drive

through a built up area and Moore consequently would be completely crammed between the two boundaries.

- **Warrington Waterfront Proposals For The Manchester Ship Canal**

Peel propose to construct to the north of the canal a huge distribution centre, this would have an immensely negative impact on the current homes along the waterfront at Promenade Park, Moss Lane, Moore. Most of the residents are elderly and much of their time is spent in their homes or locally. The park has enjoyed a peaceful setting for many years and the prospect of living in an area where there will be noisy activity for 24 hours a day and 7 days a week is unacceptable. Noise levels in the village are already reaching unacceptable levels. There needs to be a proper assessment of this area and the wider implications for the village needs to be considered.

This development will also have huge implications for Moore Nature Reserve. I use the reserve myself,

It has been an asset to the area for a great number of years. The facility is used locally by schools for the children, families take advantage of the lovely surroundings and nature lovers from near and far use the reserve for recreational purposes. It is teeming with wildlife and many unusual birds, bird watchers and keen photographers use the reserve, it is an essential part of our community now and the loss of it would have a negative effect on the health and wellbeing of all who visit and use this area, it is another green space that works well to negate pollution from traffic and helps to mitigate noise.

- **The South Western Urban Extension**

There are around two thousand plus homes planned for this area between the A56 and Moore. The assessment by Arup (October 2016) only takes into consideration the green belt assets within the WBC boundary, it only acknowledges the Walton Village Conservation Area and has not included the village of Moore and Moore Village Conservation Area where this development will have a significant effect. There are listed historic buildings and assets in place along Runcorn Road and further into the village, these would be most definitely unsympathetically affected by the current proposals.

One of my main concerns is the increase in the volume of traffic through our village. The road infrastructure simply cannot deal with further increases and will not support heavy goods, there would be temptation during busy times for commuters to use the village as a cut through to avoid traffic delays. This would be unsafe and would ultimately cause damage. We currently experience one or two serious incidents a year when trucks get stuck on the canal bridges which they are not supposed to use. The village is fairly linear but it does have a dangerous bend over the railway, it would be chaotic if an accident

should occur due to increased traffic, and our village school is also on Runcorn Road, more traffic brings more risk. At present any accidents on the A56 or a motorway incident instantly impacts access to and from the village, very often it can be difficult getting in and out along Runcorn Road onto Walton and the A56. You propose to use a new link and two more possible bridges/links, this will only bring more traffic as it will be a cheap alternative to Halton's new toll bridge and a faster route for heavy goods.

There needs to be further assessments done in and around our village. It is simply unacceptable that WBC have made no provision for or attempted to even understand the implications that this development will have for Moore Village.

Further to this, government as I understand it sets the targets for growth, Warrington cannot sustain this. There is insufficient affordable housing and to build houses in areas where they will in fact command a higher price and therefore a higher council tax band is unforgivable. The targets that government set are pre-Brexit, all development should stop and new assessments undertaken once the process is completed, we may very well need to support ourselves and your current plans not only takes away green belt but it also takes away agricultural land that is currently used in food production. More must be done to provide affordable housing and it should not be done at the expense of us losing our green belt. Once our green belt has gone we can never have it back. There are plenty of brown field sites within Warrington's boundaries as it is – surely you should consume those first?

More planning with the help of residents in and around Warrington Borough is required, it's the people that live locally that should be involved with this process and your neighbours should be consulted. The level of pollution will escalate in Warrington and it will have an adverse effect on future generations, our young people will be at risk from the traffic fumes, that cause cancer, lung diseases and more recently it has been reported that the pollutants caused by our roads surfaces and tyres are in fact causing Alzheimer's; we already have insufficient health services, we struggle to get registered at doctors let alone get into hospitals. There are less and less dentists available, you cannot provide health facilities for this many houses in this area.

I seriously urge you to reconsider this build for the future of our young and our health. Warrington needs to consider alternatives like, park and rides, better use of the outskirts of the town for heavy traffic, directing warehouse and storage facilities further towards the motorways and rail links. I'm sure there are lots of people out there living in the local area that can offer better solutions for a brighter, healthier and cleaner future for the town.

Yours sincerely,

