


Dear Sir/Madam,


Warrington Borough Council – Local Plan Preferred Development Option



It is one of the few remaining areas locally that has retained a village community and residents can access green space and areas of environmental beauty such as Moore Nature reserve.

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

In writing the Local Plan, Warrington have only considered the natural and historic assets within their own borough boundary and have completely overlooked that the village of Moore which immediately adjoins their proposed South Western Urban extension, is both a historic village (with a Conservation area and several listed buildings) but also provides a fantastic natural resource enjoyed by numerous residents from Warrington and beyond, who use the footpath network, towpaths and access Moore Nature Reserve via Moore Lane (which is in Halton).



There does not appear to have been any joined up thinking or discussion between both Councils regarding the plans and how these plans impact on any resident with a WA postcode. For the past 3 years residents who travel out of the village and who have to travel over the Runcorn Bridge have suffered from the new Mersey Gateway Bridge build and will also be faced with financial costs to use both the new Mersey Gateway Bridge but also the Silver Jubilee Bridge when it closes and re-opens. Whilst the toll charge may have been lifted for Halton residents this is only so for those in lower Council Tax Band properties and all individuals have to pay a registration fee so in essence there is a charge. If the proposal is to build a further road which is tolled, then this will impact on residents further.

There are sufficient brown belt sites that should be considered as the first priority for any new builds. Green belt land might be more preferable for builders as it is generally cheaper to build on than brown site land, however, this should not be the main consideration for any Local Council in determining where builds should be. In the case of Moore situated in between 2 canals and close to the River Mersey, there is a high risk of flooding in building on any green land.

The main purpose of green belt is to prevent neighbouring towns merging into one another – clearly as this proposal would entail housing coming right up to the village boundary at the eastern side of

the village, there would be no green belt left and Moore would be 'swallowed up' by characterless housing estates.

There does not appear to have been any studies carried out locally to determine the exact cause of traffic congestion in Warrington that would justify bulldozing through greenbelt or existing households. Might I suggest that such a study is carried out and I would like you to consider some of the reasons why traffic is congested with suggestions also as alternatives to any new roads:

- Rush hour traffic is compounded by daily schools runs. I am a regular car driver through Warrington on a daily basis and during school term time the traffic is congested whilst during school holidays the traffic is free flowing (especially down Chester Road). I propose the Council consider investing more in school buses that pick up/drop off children at safe locations. This would ease traffic flow considerably.
- Hospital visiting times tend to coincide with afternoon and evening rush hour traffic. I propose communicating more closely with NHS to determine if alternative times could be considered to ease traffic congestion.
- There used to be a park and ride at B&Q in Winwick but this service ceased years ago. I propose the Council re-consider park and ride facilities for the benefit of those who work in the town, those who shop at the weekend, those who travel in for Rugby matches and also those who visit the hospital.

The Port Warrington proposal 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 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 of Moore. 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.

Warrington has the 2nd highest levels of pollution in the North West and any further building of homes or roads increases this risk. Quality of Life indicators will be affected by future developments and indicators such as health and finances affected most. It would appear that wealth over health is taking precedent in proposals being made. It would appear to the majority of residents, that Local Council Officers who are appointed to represent and serve communities are not upholding the 7 Nolan principles they sign up to and which apply to all those who deliver public services. A reminder of these principles are:

1. Selflessness
2. Integrity
3. Objectivity
4. Accountability
5. Openness
6. Honesty
7. Leadership

I am sure you will be fully aware of these Principles.

I am also very concerned about the impact of Port Warrington on Moore Nature Reserve which is important for both wildlife and people in equal measure and must be protected for future generations.

Finally, all of the above proposals 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 Bridge or the M6.

Yours sincerely,

