



6 Sept 2017

Dear Sir/Madam

Re: Local Plan Preferred Development Option - "South West Urban Extension"

I am writing to you to object most strongly to the above proposals and the detrimental effects they would have on the village of Moore for not only its residents but also the many others who currently enjoy the countryside and green haven which it provides at present.

I fully understand the need for some development in the Warrington area, the provision for more affordable housing and improved infrastructure to aid the present congestion. I would probably agree that some development south of the ship canal could be achieved without too much harm to the local communities. I do feel, however, that the wholesale destruction of much of the green belt between Walton and Moore is totally unacceptable. As you are no doubt aware, your plans to build 2000 new houses, new school and local centre would result in the linking up of Warrington with Runcorn, as Sandymoor already links the village of Moore to Runcorn. One of the main purposes of Green Belt is to *stop urban sprawl; prevent 'coalescence' (or joining together) of settlements and safeguard the countryside from encroachment.* (The National Planning Policy Framework) This fact seems to have been totally ignored by your planners. How ironic that Warrington has aspirations to become a garden city and yet it plans to destroy so much of the present green belt.

Your plans seem to acknowledge the conservation area of Walton Village but totally ignore the one in Moore on which it will have greater impact. No doubt this is because our village is not in your borough but in Halton! There are, however, several historic buildings and structures in Walton on or near Runcorn Road which would be seriously affected by the proposals.

As if the above was not bad enough I now see from your plans that the development of Port Warrington is going to destroy much of the important amenity of Moore Nature

Reserve. I wrongly assumed that this was to be sited adjacent to the present distribution centre at Acton Grange on the already prepared site. I now see that it is to be located on the land opposite Promenade Park. The nature reserve is an extremely valuable resource which benefits many people from Warrington and Halton as well as from a much wider area. How can an area which has been developed over many years and attracts such a diverse amount of flora and fauna be allowed to be destroyed? No doubt you will have many objections to this from various wildlife and conservation groups. The residents of Promenade Park on Moss Lane will obviously be seriously affected by these plans as they will directly overlook this development with only the canal acting as a buffer. How will noise and visual impact be addressed?

In conclusion, I think your plans are over ambitious. How was the figure of 24000 houses arrived at in the first place? There are several derelict town centre sites which could be developed as well as numerous brownfield sites around the town. I would like your reassurance that these would be fully utilised before further development is made. I would also like to know what proportion of the new housing would be by private developers as opposed to the building of affordable and social housing.

Warrington also has a chronic congestion problem on its roads and will simply not cope with further large scale development. The proposed Western Link would only partially help with this problem and would probably be used mainly by the extra traffic generated by people wanting to avoid the tolling over the Mersey Gateway bridge.

Warrington town centre also has a major air pollution problem at present mainly caused by traffic issues and this would only get worse with extra traffic generated from further proposed developments. What study has been done as regards increased pollution levels caused by the plan and how are these to be addressed?

I look forward to your response to the above questions.

Yours faithfully

