



Dear Sir,

As a resident of Moore village I am writing to express my concerns about the preferred development option by Warrington Borough Council.

I understand there is a need for a growing number of houses and sites for industry/employment in the Warrington area, but I believe that that can be done sympathetically and at the same time safeguarding the green belt and with consideration to both the physical and mental well being of residents.

Warrington's green spaces, historic buildings and natural assets need to be protected at all costs as do those adjacent to Warrington's boundaries. At present I am not convinced this is the case. It appears that only the natural assets and protected buildings within the boroughs boundaries have been considered.

Warrington residents are rightly able to enjoy the countryside in all areas adjacent to Warrington, including the lovely historic, vibrant village of Moore, its conservation area, pub and the other historic and listed buildings.

The council are pursuing option 2 in the development plans for 2000 homes in South West Warrington adjoining Moore.

I believe options 1 and 5 would be better for Moore as they direct less development towards the South West of Warrington and protect more of the green belt.

One of the main purposes of green belt defined by National Planning policy framework is, "to prevent neighbouring towns from merging into one another". Option 2 would reduce the gap between Warrington and Runcorn creating a virtually continuous built up area, with the village of Moore sandwiched in between. Most people who reside here do so because they wanted to leave a built up area and/or chose to live in a quieter rural location, or have happily lived here since they were born. They do not wish to see this lovely historic village swallowed up in yet another ever growing conurbation.

In my opinion option 2 appears to contravene the National Planning Policy Framework, paragraphs 79 to 92.

The increase in traffic and vehicular movement through and around Moore village would have a negative impact on air pollution levels and certain health issues and impact on the ambience and noise levels within the village.

The Warrington Waterfront proposals along the Manchester Ship Canal for a large distribution centre of approximately 200,000 square metres of warehousing on land to the North of the canal will have an enormous detrimental effect on the 80 homes at Promenade Park, Moss Lane, Moore, which will directly face the proposed development. At present there appears to be no provision included in the plans to screen or buffer the visual or noise impact which would be caused by the development and would negatively impact on residents of Promenade Park. Perhaps some sort of assessment can be carried out to find ways to minimise the stress which would be caused by both the visual impact and noise which will be created, or better still perhaps the warehousing can be placed in a different place along the canal where it won't impact on any residents and no-one will be inconvenienced by the site or sound of such a large working warehousing complex?

It seems that Moore Nature Reserve will also be sacrificed to the development under the present proposals which is a great shame. The reserve is well used and appreciated by many local people and others from further afield and is home to a variety of flora, fauna and wildlife and is referred to as a valuable green lung to Warrington and its surroundings. It would be a travesty should it disappear.

Nearly 2000, new homes, primary school and a local centre are proposed in the development between the A56 and Moore village. Warrington Borough Council green belt assessment contains an analysis of the value of different parcels of green belt land. However it appears this work was flawed. It acknowledged Walton village conservation area, but ignored the historic setting of Moore Village conservation area on which it will have more impact. Perhaps this area can be revisited and the oversight rectified?

There are also a number of significant historic buildings in Walton which would be adversely affected by the proposals, including the Old School, Porch House Farm and Cockfight cottages, which front onto Runcorn Road.

I am also given to understand that a previous survey of the land proposed for housing in Walton was, in a previous survey given the status of good, arable farming land. However in a recent survey commissioned by the Peel Group, the status of the very same land has been downgraded to poor quality land only fit for housing. In my personal opinion this could be seen as a conflict of interest or at least a questionable outcome, given previous findings, as I believe it is the Peel Group that is actually funding the building development. Perhaps those concerns could be clarified?

In my opinion the proposed development plans proposed by Warrington Borough Council cannot be seen in isolation. In the last few years it seems that there has been more than a fair share of development and proposed

development in this area. Sandymoor has been developed, a housing project is in the pipeline on Delph Lane, with the proposed closure of the Lane and a new road from the development towards the A56. Another development is planned on Keckwick Lane, not to mention the building work undertaken by Daresbury Laboratory, the new Mersey link project and planning for industrial/employment units. It appears Halton Council also have building plans in the pipeline, which are, as yet, not in the public domain. All this development will impact on Moore village. Pollution levels will increase yet again. Given that the air quality in this area is not good, that is a huge concern. Noise levels have already increased in recent years as has vehicular movement through the village, putting a strain on unsuitable roads and areas that have no pavements, or any provision/room for them, creating a more dangerous environment, not just for the young or elderly, but for everyone. The size of development in the area is also worrying because of the lack of infrastructure in place to deal with the ever increasing population who would inhabit the new housing developments and work in the new industry/employment developments. Residents are struggling to access health services as it is because of closures of GP services and cuts in hospital services. It is not unusual to wait for up to a month for a doctor's appointment. Ever increasing traffic, which is even worse when traffic cuts through the village if there is an incident/accident on the expressway or an accident/closure of the M56 is another problem, which will only increase with further development, leading to longer delays and frustration, with obvious negative results. At present the road system is hardly meeting the need.

I realise progress is a necessary evil, but to say that changing a rural setting within a green belt area into one of a developed, built up, crowded, traffic logged conurbation, in my opinion, is not advisable, necessary or within government guidelines. I urge you to save the green spaces in and around the village of Moore and to choose options 1 or 5 which would be better for this area and would preserve the green belt buffer zone between Warrington and Runcorn which would adhere to the government guidelines previously mentioned.

Your Faithfully,

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