

Response 349

Respondent Details

Information	
[REDACTED]	[REDACTED]

PART A - About You

1. Please complete the following: Please note the email address (if provided below) will be sent a full copy of the submitted response and a unique ID number for future reference (pdf attachment).

Name of person completing the form: Graham Lancaster

Email address: [REDACTED]

2. What type of respondent are you? Please select all that apply.

A local resident who lives in Warrington

3. Please complete the following:

	Contact details
Organisation name (if applicable)	[REDACTED]
Agent name (if applicable)	[REDACTED]
Address 1	[REDACTED]
Address 2	[REDACTED]
Postcode	[REDACTED]
Telephone number	[REDACTED]

PART B - Representation Form 1

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy GB1 Warrington's Green Belt

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

A paragraph number (s)

If a paragraph or policy sub-number then please use the box below to list:
Policy sub paragraph 3 Paragraphs 5.1.12 - 5.1.13

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant		
Sound		X
Compliant with the Duty to Co-operate		

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

I believe that the plan is not justified because the loss of Green Belt is contrary to National Policy and not justified against the objectives of the plan.

The purpose of Green Belt (NPPF para 134) is to check urban sprawl and prevent neighbouring towns from merging into each other. The area of green belt around Moore was created to maintain a gap between Runcorn and Warrington. Under the current plan, Warrington's SW extension will come right up to the boundary on Hollyhedge Lane and within two fields of the village at Moore Lane. Green Belt also safeguards the countryside from encroachment - building houses on land that is currently under agriculture is definitely not safeguarding the countryside.

Green Belt preserves the setting and special character of historic towns. The village of Moore dates back to the reign of Richard in the 12th century when the 7th Baron of Halton gave the township of Moore to his brother, Richard de Mora. The village has retained its rural character since then. There are many examples of listed buildings and development is severely restricted at the moment to ensure that it retains this special character.

Green Belt is to assist in urban regeneration by the recycling of derelict and other urban land - I have seen no evidence to show that the SW extension is using any recycled land - it appears to be mainly Green Belt. I understand that Warrington seeks to reduce its Green Belt by 600 acres!

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Policy GB1 should maintain a permanent gap between Warrington and Runcorn by reducing the extent of the Warrington Waterfront Allocation and further reducing the SW Urban Extension Allocation.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

You have just completed a Representation Form for Policy GB1 Warrington's Green Belt. What would you like to do now? Please select one option.

Complete another Representation Form (Part B)

PART B - Representation Form 2

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy MD1 Waterfront (including Port Warrington)

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

A paragraph number (s)

If a paragraph or policy sub-number then please use the box below to list:
Policy sub paragraphs 2, 4-11, 24-36, 55 Paragraph 10.1.26

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant		
Sound		X
Compliant with the Duty to Co-operate		

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

Employment allocations on wildlife and leisure sites are contrary to National Policy and is contradictory with other policies in the Plan to protect green infrastructure, ecology and recreation (Policies DC3, DC4, DC5)
NPPF para 17 - Plans should distinguish between the hierarchy of international, national and locally designated sites and allocate land with the least environmental or amenity value
NPPF para 180 - Planning policies should identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason
Moore Nature Reserve is now well established - almost 35 years old, I think. It provides a haven for wildlife, a variety of habitats for wild flowers and is a well used, well respected and much enjoyed amenity. For evidence of all this, I suggest you look at the Facebook page of Moore Nature Reserve, where the ranger details all sightings of wildlife and plants, encourages us to go and see for ourselves and shares his enthusiasm with us all. His post of today, 4.6.19 says "Early marsh orchids and Northern Marsh (hybrid?) orchid sprouting up in the wetter meadows at Moore..
One of up to 6 species of Wild orchid found on the reserve, including Bee orchid, Twayblade and Broad-leaved helleborine.. A few of which are coming into bloom during June..."
To lose the area within Lapwing Lane would significantly harm the established flora and fauna there, we would lose almost all the heath-like habitat that is on the Reserve and what is left would suffer from disturbance by heavy traffic and industrial activities.

5. If you answered 'Yes' to any of the options in question 3 then please give details in the box below the reasons why you support the legal compliance or soundness of the Draft Local Plan or its compliance with the duty to co-operate. Please be as precise as possible.

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

At the very least, MD1 sub policy 8 should guarantee no development until after the Western Link is built..
It should add a section to prevent HGV traffic from travelling south through Moore
At the very least, Policy MD1 sup-para 55 should be amended to include a generous landscaped buffer zone along the Ship canal, to screen buildings from view and provide an acoustic barrier.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

You have just completed a Representation Form for Policy MD1 Waterfront (including Port Warrington). What would you like to do now? Please select one option.

Complete another Representation Form (Part B)

PART B - Representation Form 3

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy MD3 South West Urban Extension

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

A paragraph number (s)

If a paragraph or policy sub-number then please use the box below to list:
Policy sub paragraphs 3-8, 30-32 Para numbers 10.3.15 - 10.3.17

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant		
Sound		X
Compliant with the Duty to Co-operate		

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

Impact on residential amenity - NPPF Paras 7-10, 127, 170, 184-185

Moore is a village of about 1000 residents. It has a significant conservation area, several listed buildings (including the Moore Lane swing bridge) and is recognised as a quiet place to be. We can walk on footpaths north to the Ship Canal and on to the River Mersey, south to Daresbury, Hatton and beyond, east to Stockton Heath and west towards Runcorn. Walkers and walking groups, cyclists and runners, boaters and horse riders all come to enjoy the rural nature of the village. Those of us who live here, do so because we enjoy the peace and tranquillity and rural nature of our homes. We chose to live here because it is a village and not just another area of urban sprawl.

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Policy MD3 should, at the very least, guarantee no development until after the western Link is built, reduce the size of the allocation and move its boundary eastwards. The Green Belt gap should be increased and the Strategic Gap be clearly reflected on the Policies Map.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

You have just completed a Representation Form for Policy MD3 South West Urban Extension. What would you like to do now? Please select one option.

Complete the rest of the survey (Part C)