

[REDACTED]

I write with regard to the Councils "Preferred Development Option - Regulation 18 Consultation" published in July 2017 with particular reference to the proposed developments in the West Warrington area - Penketh - around Hall Nook, Well Lane and Station Road area

I note from the published "preferred development option" map that there is no development proposed on the land at Penketh Hall farm and I strongly agree with this proposal.

The land is currently farmers fields and is a great community asset where lots of local people use for leisure and to get out into the Countryside.

I note that on the Call for Sites -Site assessment proforma pages of the consultation there is reference to 2 separate applications to develop this land

- R18 - 044 - Application by K Ditchfield for 540 homes
- R18 - 067 - Application by V Capital for 350 homes

The site assessment (technical specification) for these sites only shows up 1 red flag as a potential barrier to development but I would contend that there are other reasons why the site should not be developed - for new houses or any other reason

i.e. The land around around the farm is a public asset as it is used as a path by the local community - with children using the path to get to school. Any development of the land, with associated extra traffic will only increase the danger to those using the area and especially for children walking to school

There are trees on the land which should be protected (I understand that there are a number with Tree Protection orders) and any development would affect the growth and appearance of these beautiful trees which I believe should also be regarded as a Community Asset

The land is prone to flooding on a regular basis and although the developers state that flood risks can be alleviated for the new houses the water still has to go somewhere and this will increase the risk of flooding for other existing houses

The area of West Warrington is already overdeveloped and any further erosion of the small amount of green space we have will have a detrimental effect on the local community

I understand that the land in question was the subject of an earlier application for houses which was refused following a Public Enquiry into the Warrington UDP and any future application should also be refused

I believe that the land should be included in the "green belt" which according to your Published document regarding Frequently Asked questions "(point 12) "will be strongly protected for at least the next 40 years"

I would ask that my objections above are noted should there be any further applications submitted to develop the land around Penketh Hall Farm and I believe hat this particular s part of the Preferred Development plan is accepted as published in the document dated July 2017

Regards

[REDACTED]

[REDACTED]