

[REDACTED]

Planning Policy Team
Warrington Borough Council
New Town House
Buttermarket Street
Warrington
WA1 2NH

[REDACTED]

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[REDACTED]

Dear Sir/Madam.
Please accept this letter as formal notice of our objection to the Warrington Local Plan in regard to the release of Green Belt land to the South of Warrington and as outlined specifically in the call for sites, reference R18/106.

1/. R18/106 is factually incorrect.

This document states that the land outlined in red is available for development. This is factually incorrect - I and my five neighbours all own freehold properties on this land and we have not been consulted at all. This is a blatant disregard for our rights and it is frankly almost inconceivable that the developers and yourselves can proceed with such flagrant arrogance and disregard for property owning ratepayers.

2/. The site R18/106 is extremely bio-diverse.

It is human nature to push wildlife to the brink of extinction before we take notice. The wildlife on this site is beautiful and captivating and is surely worth preserving:
I watch a barn owl perching on my gate most nights as it starts it's nightly hunt. I have Great Crested Newts living under my decking. My house eaves support 8 nests of housemartins who return every year to the same nest/sand delight us as we watch the chicks fledge from April through to October (as I write this 2 nests are still occupied with chicks). Birds of prey of every type soar above the fields around my house - a sure sign of bio-diversity as they have rich pickings. Mad March hares can be viewed from my lounge every spring, occasionally they bound into my garden and out again with breath-taking speed. I see woodpeckers on the silver birches and tits of every description, song thrushes, blackbirds, robins, sparrows - I am no bird watcher but the range of elegant birds in this area is as special to see as it is uplifting to hear There are badgers and moles and hedghogs and frogs and toads and insects and beetles and spiders and you want to destroy this with industrial units. You should hang your heads in shame, as should [REDACTED]

3/. The successful dairy farm.

The site R18/106 is essentially a profitable dairy farm supporting 2 families and producing 360,000 litres of milk per annum. With dairy farms in terminal decline locally and nationally surely it is incumbent upon the council and central government to try and preserve the ones that remain. What a mighty contribution to the area this farm makes.

4/. It is wet

The fields around us, our garden and those of our neighbours, flood at the slightest drizzle. The land already struggles to absorb the existing rainfall as green fields, what are the consequences of concreting over our natural flood plains?

5/. Traffic

As I write this I can just see in the far distance a gridlocked M56/M6. I think your plans are flawed and optimistic in the extreme – you need to actually live near this M56/M6 intersection to comprehend the daily chaos – I doubt there is the budget to seriously address the traffic congestion as it exists now notwithstanding the proposed future developments. The upgrades proposed including the new link over the Manchester Ship Canal are wholly inadequate.

6/. The Historic moat at Bradley Hall Farm

In the middle of an industrial estate? Let's put Stonehenge in a shopping centre, you can sip on a latte whilst observing the ancient ruins. It would still be the same, we've just built around it! In **conclusion** the arguments you have presented in your plans for an industrial area to the south of the town, and the plans drawn up for site R18/106, are weak and ill-formed and bereft of any empathy. There are better alternatives to the housing and employment needs of Warrington without embarking on wanton destruction of our precious, precious Green Belt.

Yours faithfully

[Redacted signature block]