



Fw: Planning Application P/2020/0061
Jennifer Bolton to: Planning

05/03/2020 09:53

Objection received from Bold Parish Council.

I think there is a tab where you can say Parish council comment.

I think they may have also commented on the on-line comment system.

Thanks

Jennifer Bolton
Senior Planning Officer
Development Control
St Helens Council
01744 676184

----- Forwarded by Jennifer Bolton/CEXEC/STHMBC on 05/03/2020 09:53 -----

Hello Jennifer

Bold Parish Council has resolved to object to the above planning application, at a meeting attended by over 30 members of the public. I have placed the full transcript of the objection on the Planning Portal, but have received the message that this has been "truncated". Can you please ensure that the full transcription (attached) is taken into account.

Could you please acknowledge my email to provide reassurance.

Kind regards

BOLD PARISH COUNCIL

The Parish Council at a meeting on Wednesday 12th February 2020

Considered the planning Application P/2020/0061/HYBR

Omega detailed planning application for warehousing and outline application for warehousing and manufacturing.

The Parish council wishes to express its strong objection to the above planning application on the following grounds.

- The application runs counter to the Bold Forest Action Plan agreed by St Helens Council in 2017. The action plan set out to protect the rural environment stimulate the local economy, preserve heritage sites, encourage leisure pursuits and tourism. We are concerned that this development would impact both visually and auditorily. This would be to the detriment of the forest park reducing the visitor appeal. In turn this would reduce the development of the diverse range of outdoor activities which the action plan envisaged as creating a critical mass of activity that the local economy would thrive upon. The action plan was designed to enhance the environment this application would not support this aim.
- The development is entirely sited in the Green Belt. The National Planning Policy Framework attaches great importance to the protection of Green Belt land :
 - a. To prevent unrestricted sprawl of built up areas , this proposal would increase the urban sprawl.
 - b. To prevent neighbouring towns merging into one another, this proposal significantly reduces the separation of St Helens and Warrington.
 - c. To assist in safeguarding the countryside from encroachment, the proposal clearly encroaches into a large area of open countryside.
 - d. To preserve the setting and character of historic towns , the development is on part of a site which contains a number of historic buildings.
 - e. To assist in urban regeneration, the applicant does not appear to have given serious consideration to alternative brownfield sites.

Planning guidelines emphasise that development in Green Belt is only permissible where special circumstances apply. The application fails to demonstrate special circumstances. There is no evidence that any perceived benefit from the development would outweigh the damage to the environment.

- The development would impact on the ecology of the area with disruption and loss of habitat. The proposal would destroy some 18 acres of long-established woodland. There are minimal proposals to mitigate the loss of this environment. Recent experience would indicate little incentive for developers to repair or replace environmental damage and limited ability for authorities to enforce this.

- Whilst St Helens council have adopted a brownfield first policy the developer does not appear to have considered alternative brownfield sites.
- Other options within the Omega South site have been given scant consideration. There are currently vacant units on this site and a number of options for further development which would reduce the urban sprawl resulting from this development.
- The original aim of using this site was to increase the availability of employment land for Warrington Borough Council. WBC now claim lack of consultation with St Helens regarding this development. The application is not clear regarding this aspect. Guarantees of job opportunities for St Helens people are not legally enforceable.
- The number of jobs created by this development is speculative at best. The logistics industry is a highly competitive sector. To improve profitability logistics companies are to a great extent automating their operations to reduce labour costs. It is unlikely that the development will realise the suggested number of employment opportunities. Recent local experience would support this view. There is no indication of the likely occupants of the developments in the outline application any suggestions of employment numbers cannot therefore be anything more than assumptions.
- St Helens council have yet to submit the Local Plan Draft submission for consideration by the Planning Inspectorate. This application appears to presume acceptance of issues in the local plan which are subject to further agreement. The National Planning Policy Framework should not be circumvented.
- Concern has been expressed by a number of individuals and organisations regarding traffic Issues. The application proposes to use the existing road network on the Omega site and leading to junction 8 M62. There are major difficulties currently with these routes and proposals for additional housing and further commercial development will seriously exacerbate these problems. There does not appear to be any consultation with Warrington Borough Council with regard to the implications of additional traffic movements to and from the proposed site and the additional housing being built in the locality. Additionally the level of air pollution in the Warrington area is accepted at being already at unacceptable levels.

The Parish Council strongly recommend that this application be refused.