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The Planning Inspectorate
Room 3/J
Temple Quay House
2 The Square
Bristol
BS1 6PN

1st March 2021

Fao: *Mr Mike Worden BA (Hons) DipTP MRTPI*

Dear Mr Worden,

PINS reference: APP/H4315/V/20/3265899

St Helens Council Planning Decision to Build Four Warehouses on 174 acres of Bold Forest Park Green Belt Woodland and Farmland

St Helens Planning Application Ref No: P/2020/0061/HYBR - Hybrid Planning Application for the following development (major development); (i) Full Planning Permission for the erection of a B8 logistics warehouse, with ancillary offices, associated car parking, infrastructure and landscaping; and (ii) Outline Planning Permission for Manufacturing (B2) and Logistics (B8) development with ancillary offices and associated access infrastructure works (detailed matters of appearance, landscaping, layout and scale are reserved for subsequent approval) Land to The West Of Omega South & South Of The M62 Bold St Helens

I am grateful to the Secretary of State for calling-in this application and the resulting inquiry.

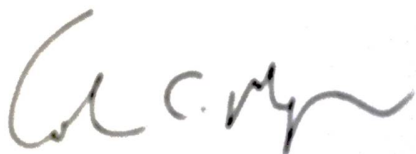
Whilst there would be significant destruction and many negative impacts should this application proceed – not limited to the direct harm from the loss of Bold Forest Park woodland and farmland, these have been detailed during the local planning process and so need not be repeated here. However, it does seem relevant to raise NPPF Paragraph 145, which states:

“A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.”

The paragraph then goes on to list exceptions from (a) to (g) – but none appears to allow for the building of new warehouses on Green Belt land?

Thank you for your attention.

Yours sincerely,



Colin G. Morgan