

Rowton Parish Council

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18 December 2023

Mr Rob Charnley
Head of Planning and Place Making
Cheshire West and Chester Council
Planning Policy
The Portal
Wellington Road
Ellesmere Port
CH65 0BA

Dear Sir

Reportedly proposed development of Manor Farm, White Lane, Christleton

As you will be aware a local development company Manor Bridge Limited is exploring the possibility of developing all or part of Manor Farm for housing.

We also understand that Manor Farm and the Abbotswell have submitted proposals in your 'conversations' last year.

While we understand that their initial approach to yourselves has been rejected on the grounds that the site is Greenbelt, not currently scheduled for housing development, does not meet the criteria for "exceptional circumstances" and the Authority's housing target for the current Local Plan has already been met, we the undersigned Parish Councils wish to express our continued concern and opposition to the development of Manor Farm for housing.

Our concerns stem from the fact that Manor Bridge Ltd continue to be active locally exploring ways of progressing the development either now or in the near future as part of the next Local Plan which we understand is due in 2030. The local villages of this section of the A41 adjoining Manor Farm would be unable to accommodate a development of this size and scale. The traffic alone would bring the A41 to an even greater standstill at peak times than it is at present. Air quality alongside the A41 adjoining Manor Farm already exceeds WHO safe levels without adding the traffic of potentially 1000 more properties.

Developments of these sizes would have a massive adverse impact on the critical Greenbelt separation between Christleton, Rowton, Great Boughton and Huntington and further add to the adverse effects on Biodiversity. Cheshire already has a poor track record in terms of Biodiversity, so any further erosion of Greenbelt would be unacceptable. Also, in light of the Government's recent decision to remove the requirement for builders to ensure 'Nutrient Neutrality' the effects would be even more extreme.

We wish to record therefore our opposition to any proposed housing development for Manor Farm and we would like to be assured that the issues we raise in this letter will be considered seriously if and when a formal planning application is forthcoming.

Yours faithfully

Howard Hopwood

Chair: Rowton Parish Council

On behalf of Christleton Parish Council, Great Boughton Parish Council, Huntington Parish Council and Waverton Parish Council