

[Redacted]

[Redacted]

[Redacted]

[Redacted]

14<sup>th</sup> September 2017

Dear Sir Madam,

This letter is an official objection to the proposed development Bradley Hall Farm WA4 4SL.

[Redacted]

In your R18-106 call for sites document it states there are no ownership constraints and this land is available for development. There are [Redacted] which certainly do have ownership constraints.

### 3. Availability

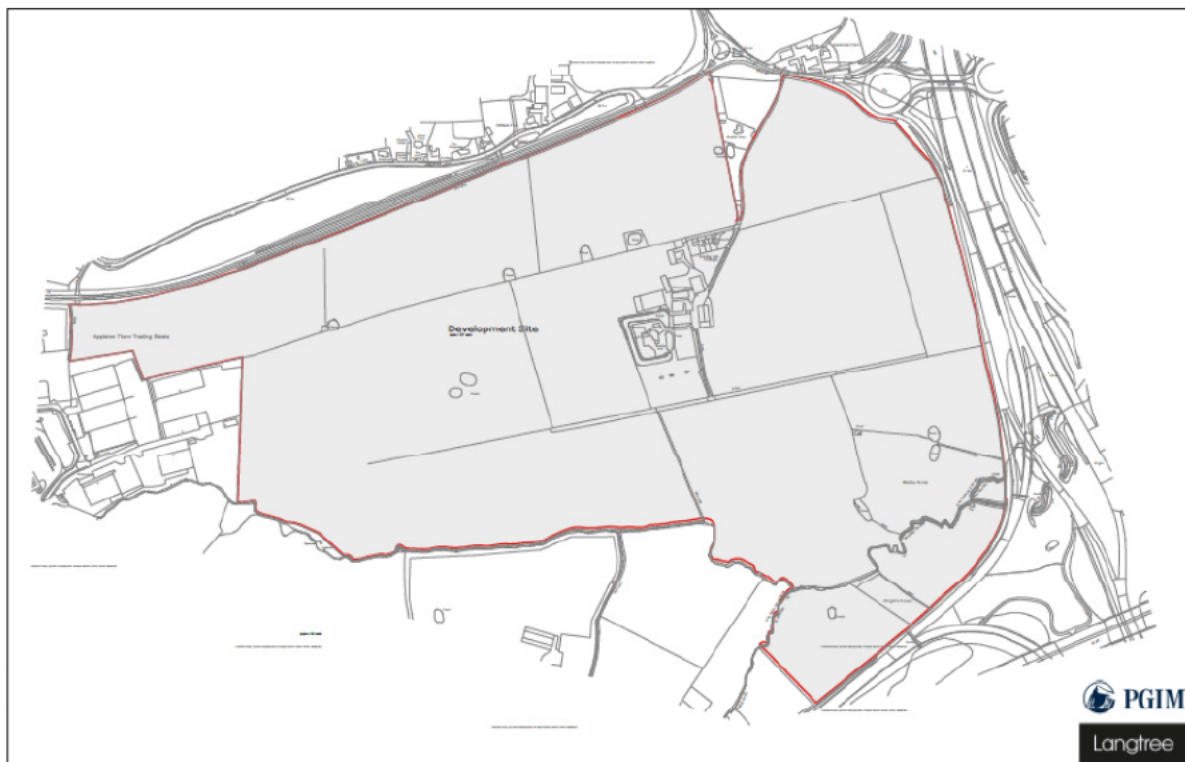
A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems.

██████████ the Landowners, own the site edged red on the plan included at Section 2.

JLPPT Holdco 7 Ltd, a subsidiary of John Lewis Partnership Pension Trust (JLPPT), has entered into a promotion agreement and contract to purchase the land, conditional on securing satisfactory planning consent. JLPPT has appointed Langtree, PGIM and First Industrial under the terms of a Development Management Agreement to promote the site, with the support of the existing Landowners, in the emerging Warrington Local Plan Review.

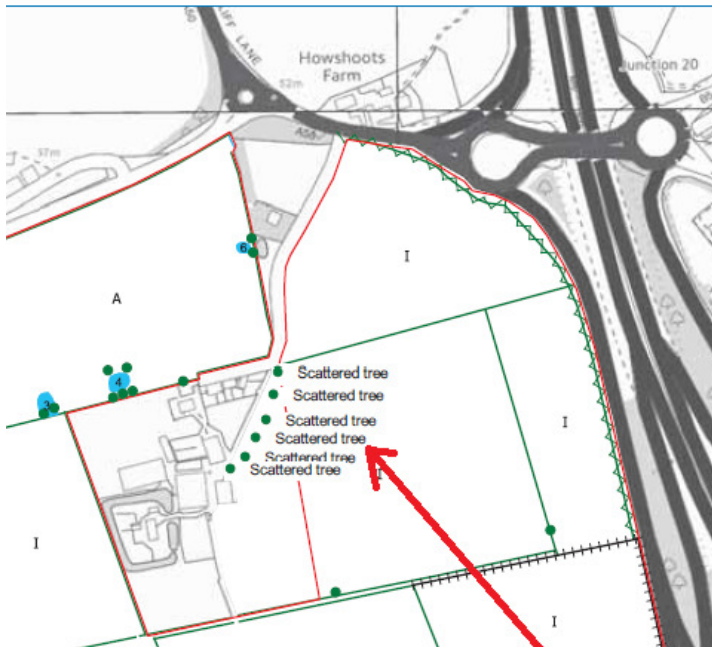
The strategic site comprises agricultural land at and adjoining Bradley Hall Farm, Grappenhall, Warrington, Cheshire, consisting of 92 Hectares (227 acres) of land. The land is currently accessed via Cliff Lane. It is proposed that Bradley Hall Farm, some 2.8 hectares (7 acres) will be included in the Development Management Agreement to promote the site but the farm property will be leased back to the current owner under a Farm Tenancy of up to 18 months. This represents a significant opportunity to bring forward employment development to meet needs within the Borough.

On this basis, there are no ownership constraints to the delivery of this land, therefore the site is available for development.





There are also a number of old established trees not shown on the report which I will be taking photos of as I am worried the Farmer is going to remove them to aid his sale of the land.



- Redline boundary
- A Arable
- Ditch
- +++ Fence
- Hedgerow species rich (intact)
- Hedgerow species rich defunct
- Hedgerow species poor intact
- I Improved grassland
- Flowing water
- Ponds
- Scattered tree
- Tall ruderal
- TN1
- Tree line
- Scrub dense
- Semi-natural broad-leaved woodland

**Trees missed off the report**

[REDACTED] appaled at these plans and the total disrepect shown to them by WBC and the developers.

I expect an official response from WBC to this objection as we will be seeking legal advise [REDACTED]  
[REDACTED] This has caused considerable stress to all the residents concerned.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]