

From: Gaynor Hill
Sent: 11 Jul 2021 22:49:26 +0100
To: Development Management (Planning)
Subject: Planning reference number 105019/FUL/21

59 Manor Park
Urmston

Dear Sir/Madam,

As owner of properties adjacent to Meadowgate Farm, a life long resident of Urmston, growing up in Meadowgate, a frequent walker and cyclist on Urmston Meadows and the Trans Pennine Trail and a person who thoroughly appreciates what we have on our doorstep I feel the application for 'Erection of children's nursery with associated parking and play areas following demolition of existing buildings and stables (revised application following withdrawal of 103260/FUL/21) at Meadowgate Farm Cob Kiln Lane Urmston M41 9JT' is totally inappropriate in any form and consent should **not** be given.

Meadow Road leading to Cob Kiln Lane and onto Urmston Meadows which is situated in the Mersey Valley is a well loved green space which is used by walkers, runners, cyclists, horse riders, dog walkers. This area of Urmston is more valuable to the residents of Trafford as green space than commercial land as proposed, or indeed housing stock. This has been more evident than ever during the twelve months of lockdown endured by Trafford residents during the pandemic, this green space should therefore be preserved as such.

Salford, Bury and Bolton have more green space for walkers than Trafford. We are advised to walk for health and during this last twelve months people have been falling over each other on Urmston Meadows, unable to social distance as a result of the very little meaningful walking space we have and still Trafford Council seem to want to build on very bit of land. Allowing this to go ahead would be the tip of the iceberg.

The proposed plans, on green belt and flood land would encourage a massive increase in vehicle traffic and noise pollution; this cannot be allowed to happen.

As we know the Mersey Valley is a wildlife corridor for a variety of birds, small mammals, amphibians etc. and building on this land would be detrimental to the wildlife and its habitat.

Trafford should be looking after the small amount of green space and countryside it has left if it is serious on helping to cut emissions, after all Councillors and MPs are concerned about the air quality in Trafford and its reported Mancunians are breathing air that's considered too dangerous by the World Health Organisation. Urmston Ward Councillors together with Chris Boardman are working to improve areas for walking and cycling. Building on every spare nook and cranny, as you seem to be doing at the moment in Trafford and especially Urmston, is only bringing more cars to the area, and therefore more emissions resulting in even poorer quality air. To allow this to go ahead would be hypocritical of our councillors.

The flood assessment, I don't believe to be accurate. I can remember sleepless nights and having ropes ready to lead the horses out of the flooded fields! I think we have seen recently the proof the flood report is totally inaccurate and if we believe in global warming, this flooding is set to become the norm. There is also much publicity about the amount of flooding in the news right now and there is great criticism that much of this is because building has been allowed on flood planes.

The increase in traffic along Meadow Road and Cob Kiln Lane will inevitably create traffic issues not only at the crossroads with Meadowgate but with the off set crossroads on Stretford Road. What would be the access route to this proposed development is a narrow lane which is not wide enough to allow two way vehicular access. Exiting Meadow Road onto Stretford Road is hazardous as it is with traffic from Gloucester Road and from the petrol station very close to the blind corner near St. Clements church. Crossing the road for pedestrians would be downright dangerous.

The crossroads at Meadowgate saw numerous accidents and near accidents when the road was used for Urmston tip, the development of a commercial business, the nature of which will inevitably bring huge numbers of vehicles, typically 4x4s to Cob Kiln Lane will inevitably see this accident hot spot return and surely the incline and weak bridge together with the single track access make the road quality unable to cope with the vehicle use created by a children's nursery.

Noise pollution will be created all year round as babies, toddlers and small children will be encouraged to be outside especially during summer months making peace and quiet in ones own space, and potentially for long hours incredibly stressful.

Developing the stables will bring with it hugely inflated rents making the costs prohibiting for the people they are currently servicing. All three Urmston ward councillors and a retired planning officer have previously recommended against this land being developed; nothing has changed.

In conclusion, this development is totally inappropriate for the space applied for, for the reasons outlined above. I therefore urge you to refuse in its entirety the planning application for Meadowgate Farm.

Yours faithfully,
G. Hill