

From: [REDACTED]
To: [Local Plan](#)
Subject: local plan
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I believe the Winwick proposed development in the Warrington draft plan is unsound because:

- (1) First and foremost the area under consideration is currently Green Belt land. The draft states it would not represent unrestricted sprawl, but Winwick is part of Warrington and the development means encroachment towards Newton-le-Willows and while not immediately having the towns merging, it is still moving closer with the unknown factor of the future development of the old Parkside Colliery.
- (2) The defined borders are shown as being the two roads - Golborne Rd and Waterworks Lane with the northern border currently being a field hawthorn hedge. The draft indicates this would need to be strengthened but omits to indicate how or even the size of buildings. This would be the first sight of Winwick on approach so high walls or fences would be detrimental to the look of the area. The draft plan refers to the governments National Planning Policy Framework with Paragraph 140 stating that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified. The draft makes no reference to what it considers are exceptional circumstances to cover this.
- (3) There is an electricity pylon in the proposed area with the cables running across the area. There have been various studies on the effects of these on residents living near to Pylons. The study most often referred to is by Dr Gerald Draper of the Child Cancer Research Group at Oxford and was published in the British Medical Journal. It found that children living within 200 metres of a pylon were 70% more likely to develop Leukaemia. Surely this is an extremely worrying factor to be considered.
- (4) Wildlife - There are several bird species such as Buzzards, Kestrels and even a long eared Owl which have been seen hunting in this area. Any development here would certainly remove part of their hunting ground and most likely move them away. Bats have also been seen and their habitat and roosting must be considered. Other birds and smaller animals all the way up the food chain inhabit here and in the hedgerows. Changes would have a detrimental effect on them.
- (5) With such a development the current road infrastructure especially along Waterworks Lane is completely insufficient to take more traffic. The road is currently narrow making walking quite dangerous and the surface is degrading badly with many pot holes already evident. This is already used as a rat run. Golborne road while in better condition already has a large traffic build up through the village, the knock on effect is clearly seen in the volume of traffic queuing on Myddleton Lane to get onto Golborne Road. Similarly traffic coming from the A49 turning right into Myddleton Lane has to queue which holds up the traffic wanting to continue along Golborne Road. Traffic from both Myddleton Lane and Golborne Road is held up at the junction with the A49 near the Swan Inn. There is already concern over the pollution of car fumes leading to the junction of Myddleton Lane with Golborne road. Additional traffic from the proposed development would only add to this. Near to this junction is the local school as well as

the residents. The air quality around the school would deteriorate even further which is a concern. The proposed developments at Peel Hall, Croft and Culcheth would add even further traffic and pollution problems as all would pass through Winwick. The proposal that traffic from Peel Hall would head to Birchwood is unfounded as it is more obvious that much of the new traffic would head towards Winwick with its access to motorways.

(6) Local amenities - There is currently only one school in Winwick which has one intake of a maximum of 30 children a year. There is no room to increase the size of the school building. It is very noticeable that on the map, that the housing on Winwick Park has been omitted. This should be included as many children attend the school from there. However, there are many who have been unable to gain a place in the 30 intake and have had to find other schools. A new development of 130 houses would add to the waiting list and possibly take places from residents who have lived for longer in the village. There is one hairdresser, a local shop, a pub and community centre. The village has no doctor, dentist or Chemist with residents having to travel to Culcheth and Earlstown where additional housing would add to lists and cause further delays for treatment. There are no real facilities to sustain additional housing.

(7) Who actually wanted this development? Who will benefit? It is clear the residents of Winwick didn't request additional housing with many residents being of an older age and many properties undergoing home improvement. The supposed development has been advised to be of affordable pricing, but figures suggested they will be in the region of £250k + not many first time buyers could afford that. I doubt if there are many who would gain employment from the construction work as developers bring their own workforce and this would not be a long term employment. With few facilities there is little gain for the village residents. Only the developers and the Council will profit from this.

(8) What would be the effect on water pressure and drainage in the current village? Would the drainage run into the existing system and would water pressure reduce? Also it is clear from many areas in the country as a whole that many new developments add to the risk of more surface water. Currently rainwater easily runs into the land. Housing, roads and driveways would reduce where this water currently naturally runs.

(10) Brown Belt land in Warrington. The plan does not show which Brown Belt land has been considered first and why this has not been used to keep The Green Belt alive. Once it is gone, it's gone.

Yours faithfully,

Rory Pritchard.

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