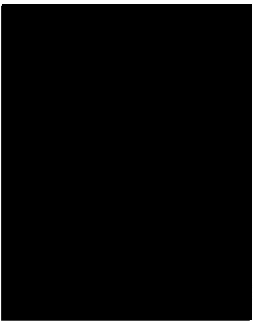


PEWTERSPEAR GREEN TRUST

Please reply to:



9th November 2021

Dear Sir / Madam,

Warrington BC Local Plan – South-East Warrington Urban Extension (SEWUE)

I am writing on behalf of **Pewterspear Green Trust** in response to the revised preferred development options for the Local Plan and have seen the proposals for the creation of an Urban Extension in the South of Warrington.

The Trust is concerned to note the intention to build a significant number of new houses in Stretton and undertake various forms of infrastructure developments in areas bordering the Trust's estate and in the Trust's opinion this scale of development makes the Plan unsound.

My purpose in writing to you is bring to your attention the role of the Trust in the Appleton and Stretton communities and to make you aware of the impact these developments will have upon the Trust.

Background

The Trust was established in 1995 and owns or maintains some 18 hectares of land between the A49 London Road, Pewterspear Green Road and B5356 Stretton Road. It has a Sports Pavilion located off Beamish Close and provides several junior grass football pitches that are used extensively by Appleton Junior AFC.

The current level of usage could be expanded by the provision of an all-weather pitch.

The estate is located on the edge of the proposed Urban Extension but the planned developments in Pewterspear Green and to the south and eastwards of the B5356 will greatly expand the Trust's catchment area.

Experience gained from the recent Barratt Homes developments in Pewterspear Green has demonstrated the direct link between new housing and increased usage of the estate. This has been evidenced by greater volumes of litter and dog waste collection being required and the resultant

increase in costs incurred by the Trust for which no provision was made within the Section 106 funds obtained from those developments.

The scale of development proposed in the Plan is much greater than that seen at the Barratt Homes sites. It is reasonable to assume therefore that the level and pace of wear and tear on the parkland infrastructure will be much higher and faster than could have been anticipated when the funding for the Trust was calculated by the predecessors to Homes England in 1995.

Unless some provision is made within the funding arrangements from these developments to support the Trust's increased costs arising from them, the additional drawdown from capital that would be required will eventually undermine the Trust's ability to maintain the estate.

The Trust also has concerns about the drainage infrastructure across the proposed development area and the impact this may have upon the existing drains and ditches that sit within its estate. There are already some well documented problems with the infrastructure left by previous developers in the Pewterspear area and these must not be compounded by additional run-off or increased water table issues arising from new developments.

The Trust's parkland and open spaces should be viewed as a key component within the Plan's intention to provide a network of safe green corridors for use by pedestrians and cyclists. The existing paths on the estate already provide safe access from London Road and Stretton Road to Dipping Brook Avenue and Longwood Road. These could easily be expanded to tie into the new green areas to the East and South.

This would require investment in terms of the creation of cycle ways and the hardening of some of the unsurfaced paths

The Trust's Sports Pavilion has been extensively renovated and has the potential to fulfil a much wider role in the community and could potentially be expanded into a local centre. The site has an existing structure with space available for expansion and car parking facilities and improved access from London Road could be created. This may offer a more cost-effective option compared to building a new centre from scratch.

Summary

The Trust's input and requirements arising from the Local Plan are as follows:

1. Recognition that the facilities provided by the Trust should be a key green space element within the SEWUE proposals.
2. These facilities need to be upgraded and expanded to include better cycleway provision and hardening of pathways.
3. The increased housing will impact the Trust's facilities and funding provision should be made for the supply of additional litter and dog waste bins together with a contribution towards increased collection costs.
4. The existing grass sports pitches should be supplemented by one all-weather pitch to support the growth in junior football at the site
5. The drainage infrastructure within any new developments must not be allowed to impact the drainage network on the estate
6. The scope for expanding the size and role of the Sports Pavilion needs to be explored and included in any proposals for the increased provision of sports and / or community centre provision.

detail and explore any grounds for the co-ordination of activities between the Council and the future proposed developers.

Your faithfully,



Rowland Blackstock
Chairman

