

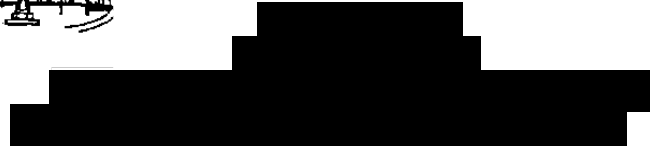
WINWICK

*Best Kept Village
in Cheshire – 2000*



PARISH COUNCIL

Clerk to the Council:



Planning Policy & Programmes Team
Warrington Borough Council

localplan@warrington.gov.uk

15 November 2021

Dear Sir/Madam

DRAFT LOCAL PLAN CONSULTATION

I refer to the consultation underway in respect of the draft Local Plan and I have been asked to respond to you on behalf of Winwick Parish Council.

The Council notes the overall aims of the plan to provide sufficient growth in terms of housing and employment land within the Borough and that there are limited options available for the use of brownfield sites, such that some Green Belt land may be required. Notwithstanding this situation, the Council makes the following observations.

The inclusion of Peel Hall in the draft Plan provides a very large scale housing development with associated amenities and school provision. However, this Council has fought hard to resist development of this land and has supported its residents to do similarly throughout the Planning Appeal process. The loss of such a large green space can only be detrimental to the quality of the environment south of the M62. The Council continues to have concerns about the impact of a large housing development on traffic in the area. The Council recognises that the applicant has been successful on appeal, but remains concerned about the overall impact of the development of this site on the highways infrastructure and quality of life of local residents.

A second area of residential housing has been identified in the draft Plan between Waterworks Land and Golborne Road to the north of Winwick village. It is envisaged that this development will put increasing pressure on the road system within the village, which is already strained. The Parish Council is currently developing a traffic management

scheme to help to control traffic on Myddleton Lane, but there are fears that more housing would exacerbate the existing problem. The draft Plan also makes reference to improved school provision in Winwick, but Winwick CE Primary School is on a constrained site with no possibility of further extension. The draft Plan acknowledges that the development site is extremely close to the historic battlefield site of the Battle of Winwick Pass, which is put at increased risk of being disturbed by any development.

An objection has recently been submitted by the Parish Council to an existing development proposal for land south of Mill Lane for 27 dwellings on the basis of traffic and the general lack of suitability of the site being so close to the motorway. It is envisaged that if this application is successful, it will increase traffic flows north onto Delph Lane, which is particularly narrow where it negotiates a sharp bend in the road.

The Council also notes that a smaller scaler residential development is planned in neighbouring Croft which might have the effect of increasing traffic flows on Myddleton Lane.

The Parish Council is concerned about the cumulative effect of the loss of green space to the north of Winwick village caused by developments in Warrington's draft Plan and those earmarked within the Local Plan for St Helens MBC. Notably, there are significant employment developments planned on the Parkside site and around Haydock Park. Increased HGV movements in the village remain an on-going concern.

In summary, the Parish Council has significant concerns about the increased traffic caused by multiple large scale developments in the north of Warrington and in neighbouring St Helens, the inadequate highways infrastructure and the loss of green space which will significantly change the character of the Parish. The draft Local Plan makes reference to amenities in the village of Winwick, but these are few in number which suggests that residents will need to make car journeys into Warrington or neighbouring urban centres. The lack of school provision within the village will generate additional car journeys. To the south of the M62, the loss of a significant amount of green space caused by the Peel Hall development will effectively fill in almost all of the available green space which is a vital component of the local environment and the 'lungs' of the area.

I trust that you will consider these comments as the Local Plan is developed further.

Yours sincerely



Julian Joinson
Clerk to the Parish Council