


**From:**   
**To:** [Local Plan](#)  
**Subject:** Local Plan - objection  
**Date:** 11 November 2021 12:35:01

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Good afternoon,

Please see below my views regarding the Local Plan.

I believe that the Winwick and Peel Hall development in Warringtons draft plan to be unsound and offer the following comments to support my view:

For those that are unfamiliar with Winwick, it is situated in the North West corner of where the M6 and M62 cross. (Junction 9 of the M62 and Junction 22 of the M6) It borders Newton-Le-Willows and the Borough of St. Helen's. Peel Hall is on the southern side of the M62. (Junction 9 of the M62).- Warrington North. Being surrounded by two major motorways brings many health risks as well as traffic nightmares. Winwick is very much an inter-generational village, with both a large elderly and young population.

My objections to the Local plan are as follows and are based on the continued over development of this area which fails to take into account:

- [if !supportLists]-->A. <!--[endif]-->Traffic concerns -the lack of road infrastructure (MD4 & OS6)
- [if !supportLists]-->B. <!--[endif]-->the impact on Education - Winwick Primary School (OS6)
- [if !supportLists]-->C. <!--[endif]-->the failure to address NHS and support services (linked to OS6)
- [if !supportLists]-->D. <!--[endif]-->quality of life for residents

During the past 20 years Winwick Village has seen much change to the detriment of those living in the Village and close surrounding areas without any additional traffic management schemes:

- -<!--[endif]-->The demolition of Winwick Hospital (cricket pitch and open space) for the Winwick park housing development.
- -<!--[endif]-->The building of a large retail outlet (B&Q) and Fast Food take-away
- -<!--[endif]-->The building of houses at Spires Garden from farm land/reservoir and around the Vulcan Village and Burtonwood. The increasing number of houses in Culcheth
- -<!--[endif]-->The huge distribution depots along the M62 West bound at OMEGA and Gemini East bound around Birchwood.

All of the above bring increased traffic to the area throughout the day and not just at peak times. At no point has the safety of the villagers been considered regarding the narrow pavements and poorly repaired narrow roads. There has been constant change already to this area of North Warrington, reducing the quality of life for residents. We have had the Winwick Park housing development and B&Q build take away open space and bring traffic. Gemini and Omega take away open space and bring more traffic.

This proposal, plus Parkside and the large distribution centres on the M62 at Junction 8 (and potentially a new service station at Junction 11) have and will severely impacted on human life, residential areas and the quality of health. We need open spaces to allow people to walk, stretch and exercise for the sake of their health and mental health. Also bordering Peel Hall is an area of high-social deprivation, drug use and related issues. The residents need space to get out and about in the fresh air, not locking in with more houses and shops.

If we have learnt anything from this dreadful pandemic, it's the importance of open space and fresh air and yet we, as local residents, are still in need of stressing this importance of keeping our green spaces. The quality of good clean air improved due to the reduction in the number of vehicles passing through our villages during lockdown and whilst this will deteriorate as the motorways get busy again, this air quality should not become worse than it did before. Yet the proposed Local Plan will, without doubt lead to greater pollution from car and delivery vehicle fumes.

The Winwick and North Warrington area has one of the worst incidents of asthma related illnesses in the UK, let's not make it even worse.

**To expand further:**

### **Winwick Village to Peel Hall**

The road network that will be affected by this proposed new development will bring Winwick Village (North of M62) and Winwick Parish, south of the **M62 to a standstill**. I understand that traffic from the Peel Hall development will be directed down Mill Lane to Delph Lane to Southworth Road / Myddleton Lane. **Delph Lane is not designed for two way traffic on a normal day**. It is narrow, with a tight bend. In places it is not possible to pass with two large cars without slowing to a stop, if an online food delivery van comes your way, then you have to drive onto the almost non-existent pavement. On bin collection day you have to do the same. So many cars 'crash' wing mirrors as they pass on-another. Why would anyone want to increase the traffic that goes down this road? Surely, quite the opposite!

In parts, Myddleton Lane has **sloping, narrow pavements** (at the end nearest to Delph Lane) and has **narrow pavements around the school** at the Golbourne Road end. These are already difficult to master for people in wheelchairs, people pushing prams and walking children to school and yet there will be more traffic driving down this road. There has already been an increase in the number of cars, vans and HGVs that are using Myddleton Lane to gain access to west-Warrington (Gemini, Great Sankey etc) or to the M62 and M6. When the motorway closed recently (this is not unusual) the M6 and M62 traffic, using SATNavs, used Myddleton Lane as a by-pass and for much of the night HGV lorries and cars sped down the Lane. This is not unique. The residents of Myddleton Lane and the surrounding area have been in negotiations with the Local and Parish Council on how to improve this road for a long time now, looking at traffic and speed reduction and none of this vital infrastructure seems to have been taken into account.

**Highfield Lane** would also be affected with vehicles cutting through to and from the Link Road. This road is also narrower, with a blind junction at the end. With increased volume of traffic this could bring this road network to a standstill. This is seen each morning with commuter traffic avoiding queues on the link road heading south down the A49.

### **Winwick Parish south of M62 (Peel Hall development)**

In recent years there has been the development of what was the Fordton Leisure Centre complex, **Sandy-Lane West**, removing the swimming pool and open land to build a supermarket, pub, shops, fast food takeaways, etc. This area of Warrington borders Peel Hall and is NOT in need of more shops or supermarkets. The Alban Retail park is close by and provides more than enough shops for everyone. All of these shopping outlets would be duplicated should the housing and proposed development go ahead. Sandy Lane and the surrounding area come to a complete standstill daily as shoppers try to exit the car parks. Each week-day and throughout the day a bottle neck situation is created as no consideration was given to the road infrastructure when this development was agreed. . The traffic from the Peel Hall development will also be directed this way to gain access to the A49. Due to the traffic lights and roundabout at this very busy area traffic cannot exit the existing shopping area causing chaos for local residents and creating impatient vehicle users. Quite simply, the road network around the Winwick Parish area on either side of the M62 between the A49 and Delph Lane/Mill lane cannot cope with any more traffic that the Peel Hall development will bring.

### **Winwick Parish – Golbourne Road and Waterworks Lane**

The reviewing of traffic conditions already on Golbourne Road has indicated the need to slow down and reduce the traffic burden of cars and HGV vehicles on this road and whilst measures have been considered, they are not adhered to and are ineffective. By building more houses on this Green belt will bring with it a larger volume of traffic that will be unmanageable as it leaves the housing area and heads down either Golbourne Road or Waterworks lane. The proposed site for housing also has a public right of way around it. Waterworks Lane is a narrow road that is used by local people and dog walkers to gain exercise and 'fresh' air. It is also used by large farming vehicles that at times block the lane as they cannot be passed. Waterworks Lane is not a suitable road for large volumes of personal traffic or delivery vehicles. What consideration has been given to road traffic management for this proposed housing development? Turning out of Waterworks Lane onto Myddleton Lane is already difficult and the junction is in front of the primary school, at the other end is the link road with a very short 'run in' to the dual carriage way.

### **B - With regard to Winwick Primary School (OS6)**

The school struggles annually to cater for the increased number of families that have moved into the area due to the increased number of houses. The intake is 'one-form entry', this means 30 pupils admitted for each year group, yet they are constantly over-subscribed resulting in local children not being able to attend their village school. Measures have been taken to attempt to address this, however there is no possibility of expanding the school building. Consequently, building more houses off Golbourne Road will mean that local children will not be catered for locally. Also transition from Primary to High school is already an issue with insufficient number of places at the two nearest Warrington High Schools, More houses-brings more families- and so more school places are required. What if any plans are in place to build more schools in the Winwick area, I have read nothing that shows development of these support services. Additionally, more children and families brings more cars for taking the children to school. The village cannot cope with the car parking situation at the moment and

will only get worse with more houses.

**C – NHS and support services**

There is already a need to review and increase the number of Medical Centres/doctors and dentists in this area. It is already impossible to register for a dentist when moving to Winwick. More houses brings with it the need for more medical support services, the NHS and Warrington Hospital is on its knees trying to cater for people. All the housing developments around Westbrook identify the need for such support services as doctors and dentists cannot take on more patients. This will surely be the case around Winwick too.

As I stated at the start, my main focus is on continued development of Winwick and Peel Hall

I have lived and worked in this area of Warrington for 31 years, so please believe me that we do not need to take our open land for more housing developments. We need open land to have a good and healthy quality of life.

I urge you to reconsider the Local Plan around the Winwick and Peel Hall areas of Warrington and focus on what is necessary the bigger picture of quality of life for all – good air and open spaces NOT traffic chaos and driver frustration.

Regards

Angela Gaunt

