

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** Objection to local plan  
**Date:** 12 November 2021 16:26:33

---

Pete Wellock  
[REDACTED]  
[REDACTED]

I wish to object to the local plan as it affects my area Warrington south.. I totally support the document produced by the South Warrington Parish councils in October 2021.

I am pleased to see the inclusion of Fiddlers Ferry in the plan as this will be a positive step forward. However I believe the releasing of green field and greenbelt is what the developers are only interested in as it is easy and more lucrative.

Specifically

Reference the SEWUE designated land bordered by Lumb Brook Road, Stockton Lane, Parr's Wood, Bridgewater Canal and Broad Lane named on a indicative developers map as Lumb Brook Green

It is blatantly obvious that the Planners, Land owners (HE) and potential developers (Miller Homes) have no local knowledge of the area and the traffic Chaos any development on that land would bring. At the Northern junction of Stockton Land and Lumb Brook Road is Lumb Brook Bridge with single lane traffic control under the Bridgewater Canal which in the space of 200 meters you have another set of traffic lights to go left on to Grappenhall Road towards Stockton Heath or right on to Chester Road after which in another 2 to 300 meters are another set of traffic light to take you left onto Ackers Road or ahead on Chester Road. The reverse journey is just as chaotic heading back up Lumb Brook Road. As this is a hazardous junction for pedestrians especially school children these light are to be phased to allow pedestrians to cross, this will undoubtedly add to the traffic chaos.

Stockton Lane is a popular local walking lane taking you by the canal past a few characterful houses then a single story sports club with Tennis courts, football and rugby pitches on the left. On the right is grade 2 agricultural worked land with sweeping views towards St Elphins church in Warrington. The lane then leads on to Broad Lane turning left takes you on to another single tract traffic light controlled hump back bridge over the Bridgewater Canal onto Chester Road if you turn right it takes you on Broad Lan a country lane bordering Grappenhall Village conservation and past the Cricket Club. Grappenhall village access is by two weight restriction single humpback bridges and a B road past the cricket ground

Let's now go back up Lumb Brook Road towards Witherwin Avenue. After coming under the Bridge first right is Bridge Lane giving access to the Cobbs housing estate, Cobbs Infant and Nursery School, Broomfields Junior School and access to Bridgewater High School this is a busy populated area with care homes, churches and mixed housing. Carrying on up Lumb Brook Road on the right is the Millennium Green to the left agricultural land and Parr's wood a very popular area with walkers and locals which is also a buffer for the edge of the Grappenhall Heys developments.

The consented developments at Grappenhall heys are already having a traffic impact on Lumb Brook Road especially at peak and school run times it becomes gridlocked.

The very thought of building circa 600 houses plus a school and construction of roads through the estate that seem to Jump over the Bridgewater Canal to where? With mitigation of a play area and rugby pitch Is bordering on at best madness at worst insanity.

This proposal has no credibility and must not form any part of the PSV2021.

Six56

The Stobarts plan has already been rejected, Six56 would only have a negative effect on South Warrington, virtually all the jobs would be low paid and given the cost of housing in South Warrington, would be from outside the borough adding more traffic to the existing network. We have all seen the images of a highly mechanised Amazon type warehouse , to know it be similar. Yes it may employ a few managers who could possibly afford south Warrington housing prices. All it will add is more traffic, more pollution and the distruption of the greenbelt.

Throughout the pandemic we have come to appreciate our greenfields even more, we must fight to retain them. This week the Secretary of State overruled WBC in relation to Peel Hall, the local residents have fought it for 30 years, in the swipe of a pen democracy is disgraced.

Pete Wellock