

Objection to residential developments included in the Local Plan
in relation to Winwick Parish

I have added my support to a very detailed Group Objection in relation to potential developments at Peel Hall and Golborne Road, Winwick.

This letter is to underpin my signature to that Group Response.

My fundamental concerns arise from:

- 1) The scale of the two developments when compared to the existing size of Winwick; if built they would bring about a massive percentage increase in residential dwellings in the Parish. It would, in my view, destroy the current look and feel of the Village and serve to “urbanise” Winwick.
- 2) The approval of both Parkside and Peel hall will have a serious impact upon the village, to add a further 130 homes on Waterworks lane would be the third major development forced upon the village in less than 1 year.
- 3) The fact that existing road infrastructure would need to cope without any material upgrades. Long sections of many of those roads have hardly changed from Country lanes stretching back to the 19th Century (eg the Delph Lane route from Winwick to Houghton Green and Waterworks Lane). Many of the key junctions are already under severe pressure particularly at peak times.
- 4) Consequential material increases in pollution from cars, vans and trucks based in, or servicing the new houses. Air quality in Warrington is already extremely poor. Winwick is already in very close proximity to the M62 and M6 and the A49 with consequential risk to health. Such risks would be increased materially if these developments proceed.
- 5) In addition to (3) Winwick is already under massive vehicle volume increases and pollution risk from the proposed nearby Parkside development.
- 6) The paucity of basic infrastructure in Winwick as matters already stand; no GP surgery, no dentist practice, no Post Office, only a small convenience store and a Primary School that is already under material pressure.
- 7) The complete disregard for the Historic Battlefield site – one of the most important in the north of England - that would be literally across the road from the 130 dwelling scheme. This is a significant local heritage asset that is currently completely unrecognised by Warrington Borough Council.
- 8) Completely unnecessary encroachment onto valuable green belt land in (6) above. There also seems to be a lack of noticeable development on nearby brownfield land; eg parts of the former FIAT factory on Winwick Road.
- 9) The lack of any discernible improvement in provision for cyclists / other green modes of transport in the Local Plan as regards Winwick; for example, consideration should be given to a A49 cycleway/ enhanced pedestrian route between Winwick and Newton Le Willows Station.

I do urge you to think carefully regarding the impact on Winwick of these two proposed developments.

Stuart Mann

[Redacted signature]

[Redacted address]