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13th March 2019

Local Plan
Planning Policy
St Helens Council
Town Hall
Victoria Square
St Helens
WA10 1HP

Dear Sirs

SUBMISSION DRAFT OF ST HELENS BOROUGH LOCAL PLAN 2020-2035

The following is our representation in response to the current consultation on the Submission Draft of the St Helens Borough Local Plan 2020-2035 specifically relating to:

Policy LPA05: Meeting St Helens Borough's Housing Need (table 4.5 site 1HA: land south of Billinge Road, East of Garswood Road and West of Smock Lane, Garswood, capacity 216)

Policy LA106: Safeguarded Land: Safeguarded Land, Table 4.9 ref 1HS: land south of Leyland Green Road, North of Billinge Road and East of Garswood Road, Garswood – capacity 291)

Seneley Green Parish Council supports the concerns of residents and feels that the proposals in the Submission Draft would:

1. Exceed the number of homes required in this area and as such we feel the removal of this land from Green Belt was not justified and therefore not consistent with national policy.
2. Be detrimental to residential amenity, due to the loss of Green Belt
3. Create additional traffic leading to increased congestion to adjacent 'main' roads which are narrow and clearly not sufficient for the significant traffic now using this route.

4. Reduce highway safety for both pedestrians and vehicles
5. Put increased pressure on our open spaces/playing fields; the two areas proposed for housing development are adjacent to this much used facility and once developed, there will be no opportunity to extend this recreational space unless developers are happy to use some of their land towards this: there are no other identified, significantly sized areas in the Seneley Green area to provide the playing fields that will be needed.
6. Put at risk the open space/playing fields at Birch Grove ; we acknowledge there are existing planning regulations in place to prevent this being used for anything else but have concerns relating to this for the future.
7. Exacerbate existing health problems for residents, due to increase vehicle pollution
8. Increase pressure on our currently poor social infrastructure to the detriment of existing residents, eg there are already reported problems in getting doctor appointments at the health centre.
9. Increase pressure on our currently full schools/nurseries
10. Increase pressure on our bus transport system which is currently poor and pressure on parking at Garswood rail station which is currently not sufficient.

Parish Council is seriously concerned in relation to the above and if these cannot be resolved then we would consider the Local Plan to be unsound as there is nothing to suggest at the current time that the needs of Seneley Green would be adequately addressed and thereby not constitute sustainable development.

Yours faithfully



CAROLE BOLTON
RFO/CLERK TO THE COUNCIL