

Parkside Phase 1 & 2: A partnership between St Helens council and Langtree thisisparkside.co.uk



St Helens Council and Langtree have developed Phase 1 and are in the progress of building Phase 2 complete with a link road to the east and west of the site. There are about 6 warehouses.

Although the new east link road comes out on the new roundabout on Winwick Lane, Lowton isn't considered when mitigating the extra traffic.

We haven't yet seen the full extent of these 6 large warehouses upon the local roads.

Red arrow is the east link road to the new roundabout on Winwick Lane near the M6 J22

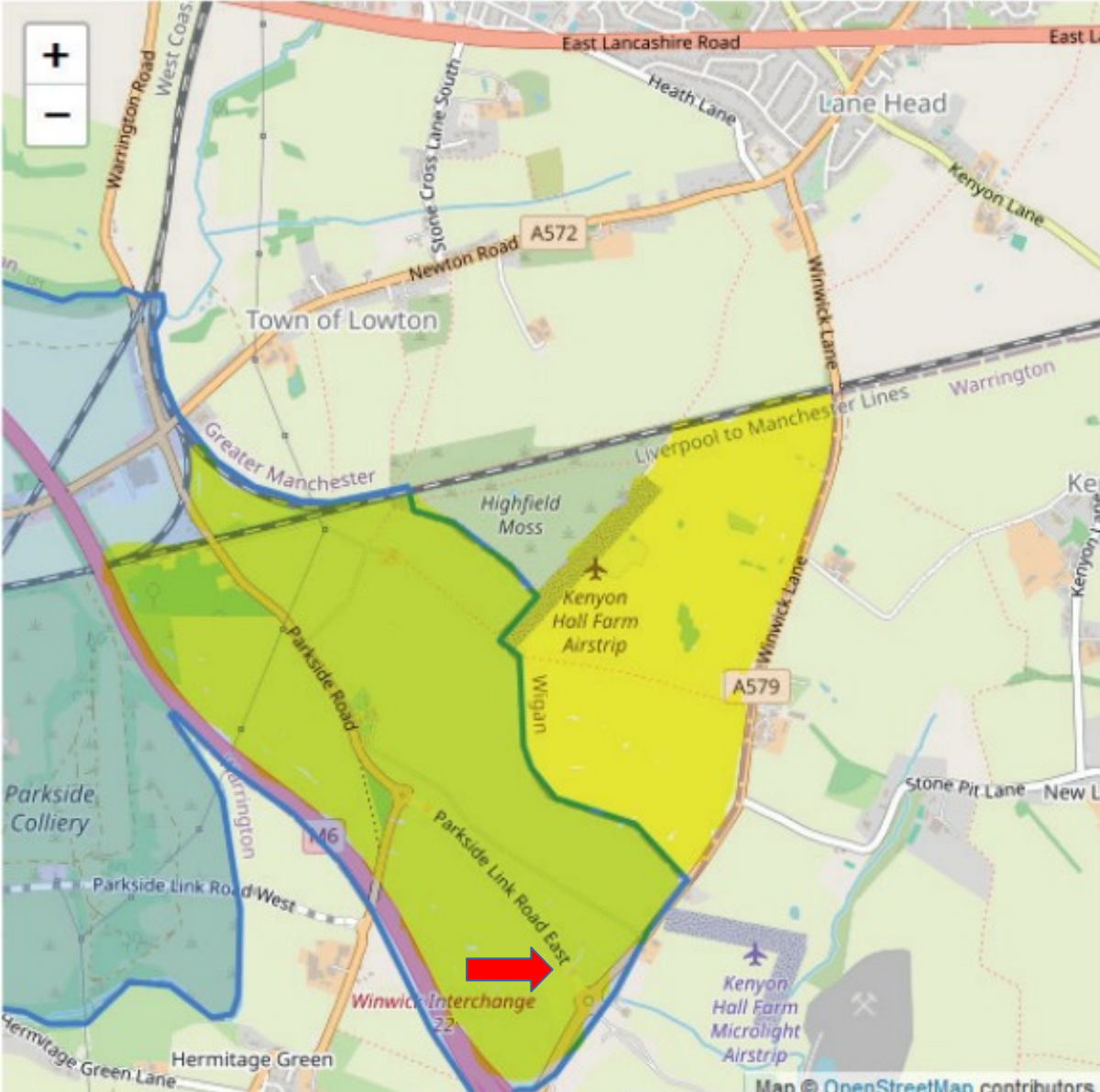
This large site is completely in St Helens Borough (Newton-le-Willows) but very close to the edge of Wigan Borough and Lowton.

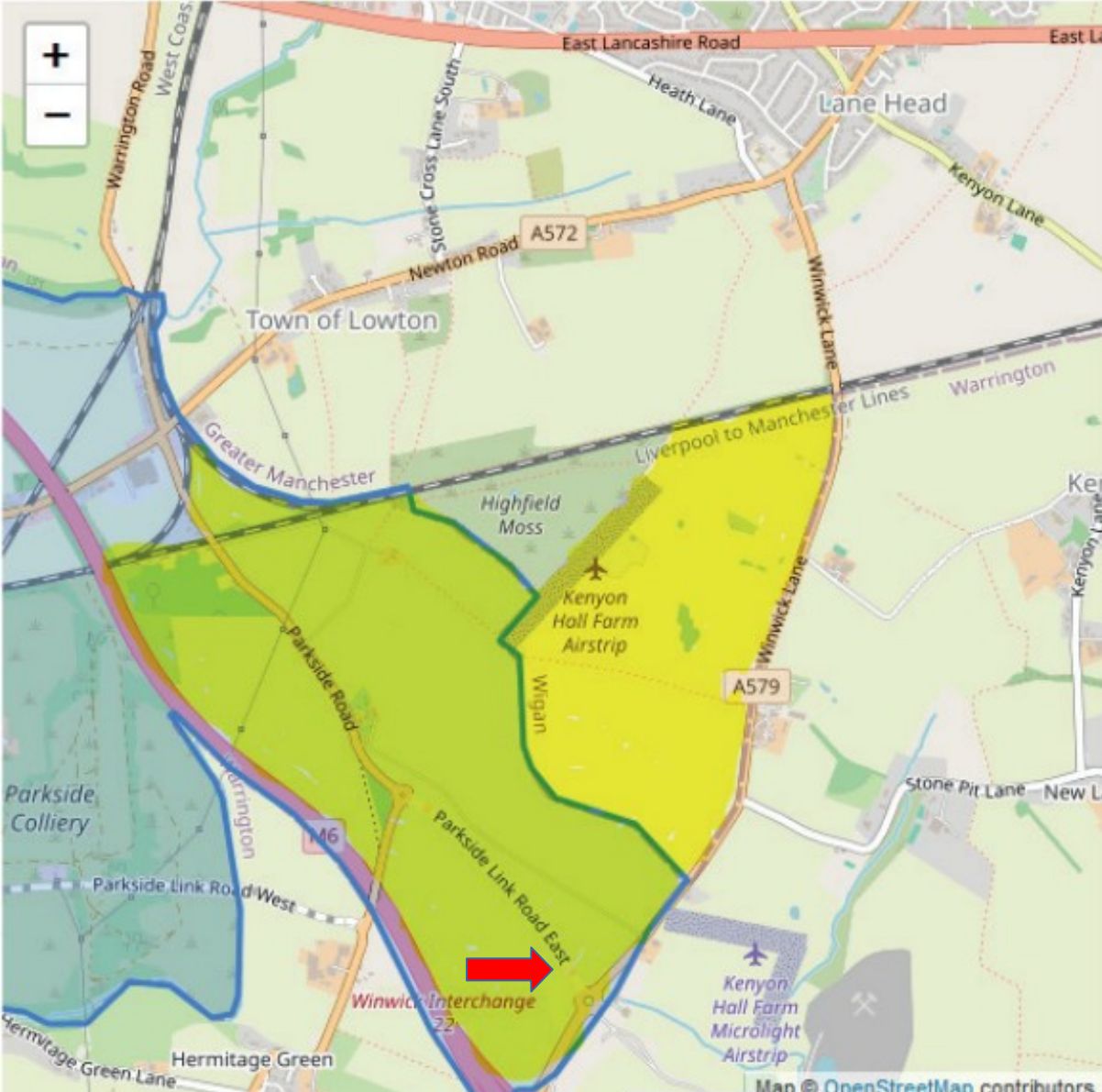
Parkside Phase 3 Tritax Symmetry

Phase 3 will be a completely private development initiated by Tritax Big Box a company that owns, manages & develops logistics real estate. It will accommodate a Strategic Rail Freight Interchange (SRFI).

The overall size of Phase 3 will be almost 500 acres, an increase to the 221 acres originally planned (in green) as they want to include Wigan land, highlighted (in yellow) on the plan here.

Wigan are in talks with Tritax and are waiting for the National Planning Policy Framework (NPPF) that turns green belt into grey belt - for building





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Tritax have already purchased the land in green (221 acres) and want this extra land in yellow (about 300 acres) from Wigan to make the SRFI easier for them.

Wigan haven't yet said anything official about these plans. Currently the roads in Lowton are over capacity. The bypass must be in place before these plans are even considered.

As residents, how can we have input before we are simply presented with this as 'a fait accompli'???

<https://www.tritaxbigbox.co.uk/our-spaces/intermodal-logistics-park-north/>