

# OPENING DECLARATION FOR THE FORMER EPGC – 3HS

## POPULATION

- 1). THERE ARE TWO SEPARATE WARDS INVOLVED IN THIS DISPUTE. RAINHILL WITH AN APPROXIMATE POPULATION OF 10,000.  
SECONDLY, “ECCLESTON PARK” WITH A POPULATION OF APPROXIMATELY 3000 RESIDENTS.

THE CAMPAIGN FOR PLOT No3HS, OTHERWISE KNOWN AS THE FORMER “ECCLESTON PARK GOLF CLUB” (EPGC) BEGAN IN DECEMBER 2016 WITH THE ANNOUNCEMENT OF THE 2020/2035 LOCAL PLAN.

A GROUP OF RESIDENTS ANNOUNCED THIS AT A MEETING AND ALSO VIA SOCIAL MEDIA SITES.

WITHIN 24HRS OF THE INITIAL ANNOUNCEMENT WE HAD IN EXCESS OF 2500 RESIDENTS SUPPORTING US.

EVERYONE WAS AGAINST THIS DEVELOPMENT, THE POTENTIAL THOUGHT OF LOSING OUR PRECIOUS GREEN BELT AND GOLF CLUB.

THIS SUPPORT HAS GROWN OVER THE PAST FOUR YEARS, BOTH WITH HELP CAMPAINING AND FINANCIALLY.

THE RESIDENTIAL AREA IN IT’S ENTIRITY, IS WITHOUT QUESTION FULLY AGAINST THIS DEVELOPMENT PROPOSAL, IRRESPECTIVE OF WHAT “MULBURY-WARRINGTON LTD” (M-W) AND NEWGATE LTD SAY.

## E.P.G.C.

- 2). “EPGC” WAS PART OF AN AUSTRALIAN COMPANY WITH A UK GROUP. THE UK GROUP HAD 28 GOLF CLUBS AND EPGC WAS IN FACT THE ONLY PROFITABLE CLUB.  
THE MEMBERSHIP, COMPETITIONS AND VISITING GOLFERS KEPT THE CLUB REALLY VIABLE.

INITIALLY EPGC WAS ORIGINALLY UP FOR SALE AS A GOING CONCERN VIA SAVILES FOR £1.7M.

THIS WAS LATER REDUCED TO £1.4M. IT WAS THEN SOLD TO A NEWLY FORMED COMPANY FOR £6M PLUS

THE NEW COMPANY BEING CREATED BETWEEN “MULBURY HOMES LTD” OF LYMN AND “BOOHOO LTD” FASHION CLOTHING EMPIRE OF MANCHESTER, NOW CALLED MULBURY-WARRINGTON LTD.

## FLOOD-PLAINS

- 3). SECTIONS OF THE EPGC SITE HAVE BEEN CONFIRMED AS A FLOOD PLAIN BY THE

RESPECTIVE GOVERNMENT OFFICE.

THE QUESTION OF FLOODS IN THIS AREA IS HISTORIC AND PROVABLE BACK TO AT LEAST THE DAYS OF RAINHILL HOSPITAL.

EARLIER THIS YEAR THERE WAS SEVERE FLOODING ACROSS THE SITE, EVEN THE ENTRY/EXIT ROAD WAS FLOODED.

IN ONE AREA THE FIELD WAS FLOODED TO APPROXIMATELY 1.1M ABOVE GROUND LEVEL, THIS INCLUDED THE 15<sup>TH</sup> HOLE. (PHOTOGRAPHS ARE AVAILABLE). THE COURSE WAS SERIOUSLY AND DRAMATICALLY AFFECTED.

NEIGHBOURING AREAS WERE ALSO AFFECTED AND THREATENED SUCH AS TWO BUTT LANE, THE REAR GARDENS OF BROOKFIELD AVENUE, AND RAINHILL ROAD ETC.

#### SUTTON TO PRESCOT BYPASS.

4). SHOULD THE MULBURY-WARRINGTON DEVELOPMENT BE GIVEN THE GO-AHEAD, IT IS WITHOUT QUESTION THAT A BY-PASS WOULD BE CREATED THROUGHOUT THE NEW SITE.

THE SITE'S MAIN ROAD WOULD IMMEDIATELY CONNECT ELTON HEAD ROAD (B5204) TO RAINHILL ROAD (B5413), THEN VIA THE NEW ESTATE ROAD TO PORTICO LANE (NOT HIGHWAY GRADED).

ALREADY ON A DAILY BASIS THERE ARE MANY, MANY VEHICLES TRAVELLING DOWN "ELTON HEAD ROAD TO JOIN RAINHILL ROAD FROM THE NEW DEVELOPMENTS; "SUTTON", "SHERDLY" AND "ELTON HEAD ROAD".

THIS TRAFFIC WILL LOOK TO USE THE NEW MAIN ROAD THROUGH THE NEW SITE AS A BYPASS TO GAIN QUICK ACCESS TO PRESCOT, LIVERPOOL, THE M57 AND THE M62.

THIS WILL SAVE HAVING TO PASS THROUGH A MINIMUM OF 12 SETS OF EXTREMELY BUSY TRAFFIC LIGHT JUNCTIONS, TWO OF WHICH ARE EMERGENCY ENTRY/EXIT POINTS FOR THE AMBULANCES AND FIRE BRIGADE.

#### RAINHILL ROAD/WARRINGTON ROAD

5). THESE TWO ROADS, RAINHILL ROAD (B5413) AND WARRINGTON ROAD (A57) MEET DIRECTLY ON THE EDGE OF RAINHILL BRIDGE. THE BRIDGE IS ALSO ANOTHER HISTORIC AND LISTED FEATURE OF RAINHILL. THIS IS THE FIRST "SKEW" BRIDGE EVER, AS WELL AS BEING OVER THE RAILWAY LINES WHERE "GEORGE STEPHENSONS" STEAM ENGINE RAN FOR THE "ROCKET TRIALS" BACK IN 1829. IT WAS ALSO STATED BY ST HELENS COUNCIL THAT RAINHILL BRIDGE IS NOW RUNNING AT ITS MAXIMUM WEIGHT LOAD/CAPACITY.

RAINHILL ROAD BY "THE COACH & HORSES" UP TO THE BRIDGE IS CONGESTED ON A DAILY BASIS, AND USUALLY REDUCED TO ONE WAY. THIS IS DUE TO PARKED VEHICLES, BOTH ON THE ROAD AND THE PAVEMENT. P2.

#### LOCAL ROAD WAYS, PAVEMENTS ETC

- 6). IN THE DEVELOPERS PAPERS, THEY HAVE STATED THAT THEY WILL MAKE ALTERATIONS TO THE NECESSARY ROADS, IN EFFECT MAKE BOTH THE ROADS AND THE PAVEMENTS WIDER AND SAFER ON BOTH, RAINHILL AND PORTICO/ECCLESTON PARK SIDES. HOWEVER THE SIDE ROADS MUST NOT BE FORGOTTEN OR OVERLOOKED, FOR EXAMPLE, TWO BUT LANE, HOLT LANE AND LONGTON LANE ETC.
- A DEVELOPMENT OF THIS SIZE WILL GENERATE AN ENORMOUS NUMBER OF NEW VEHICLES, THEREFORE ROAD SAFETY MUST REMAIN OF A MAJOR CONCERN TO ALL THE GOVERNING BODIES ETC.

### TRAFFIC POLLUTION

- 7). EXCESSIVE VEHICULAR TRAFFIC POLLUTION SHOULD BE OF A MAJOR CONCERN TO THE DEVELOPERS, THE COUNCIL, AND ALL GOVERNING BODIES RE THIS APPLICATION. THERE ARE MANY, MANY NEW EXTREMELY LARGE AND SMALL HOUSING DEVELOPMENTS BEEN GRANTED PERMISSION TO PROCEED, ALL OF WHICH WILL HAVE AN AVERAGE OF TWO VEHICLES PER DWELLING.

AT THIS MOMENT IN TIME CAN WE PLEASE NOT FORGET A YOUNG TEENAGE GIRL CALLED "ELLA" FROM LEWISHAM WHO LOST HER LIFE DUE TO EXCESSIVE VEHICLE POLLUTION IN THIS SMALL TOWN, SOUTH OF LONDON. THIS WAS THE FIRST PROVEN CASE OF THIS TYPE IN THE UK.

DO WE WANT THE SECOND CASE OF THIS TYPE TO BE IN RAINHILL/ECCLESTON PARK?

HAVE YOU EVER THOUGHT ABOUT THIS MATTER , AND ACTUALLY LOOKED AT THE HEIGHT OF PRIVATE AND COMMERCIAL VEHICLES IN RELATIONSHIP TO A CHILDS HEAD. EXHAUST FUMES CAN BE WITHIN A MATTER OF INCHES OF A PERSONS HEAD. PLEASE ALSO REMEMBER THAT EXHAUST FUMES RISE.

IN RAINHILL WE MUST ALSO REMEMBER THAT THERE IS A VAST NUMBER OF CHILDREN WHO WALK TO SCHOOL ON A DAILY BASIS WITH THEIR PARENTS WHO MANY TIMES HAVE BABIES WITH THEM. THEY ARE ALREADY CONSUMING THESE FUMES, AGAIN ON A DAILY BASIS SENIOR SCHOOL CHILDREN, WHO STILL ARE IN EMENSE DANGER BECAUSE ALTHOUGH THE CHILD IS USUALLY TALLER, THE EXHAUST FUMES RISE.

**8). A MEMBER OF OUR "RAINHILL SAVE OUR GREEN BELT" (RSOGB) CAMPIAN GROUP HAD A CONVERSATION WITH THE CEO OF "THE ST HELENS & KNOWSLEY TEACHING HOSPITALS NHS TRUST". BOTH NEW HOSPITALS WERE COMPLETED IN 2013. THE CONVERSATION COVERED MANY, MANY TOPICS, ONE OF WHICH WAS THE ORIGINAL HOSPITALS CAPACITY, 1179 BEDS PLUS CLINICS WAS THE ORIGINAL FIGURE, HOWEVER ON OCCASSIONS THIS WOULD RISE TO AROUND 1500 BEDS. TODAY'S CAPACITY IS 880 BEDS AT WHISTON HOSPITAL. HOW ARE THEY EXPECTED TO COPE WITH LESS BEDS, MORE PATIENTS, AND WITHOUT CONSIDERING SUCH EMERGENCIES AS A PANDEMIC WAS FOLLOWED BY A LARGE DEMAND FOR ADDITIONAL MENTAL HEALTH ISSUES. THIS IS ALSO WITHOUT TAKING INTO ACCOUNT ALL THE NEWLY PROPOSED HOUSING DEVELOPMENTS IN ST HELENS, KNOWSLEY, CRONTON, WIDNES, HALE, AND HALEWOOD. ST HELENS HOSPITAL IS ONLY USED FOR DAY SURGERY AND CLINICS. IT WAS ALSO STATED THAT WITH TODAY'S FINANCIAL SITUATIONS, NO EXPANSIONS WOULD BE POSSIBLE. THIS CONVERSATION WAS PRE 2020 AND THE PANDEMIC.**

### **COVENANT**

**9). IN ALL THE PLANS PRODUCED BY MULBURY-WARRINGTON LTD, WHICH I HAVE SEEN, THERE IS ALWAYS A MINI-STORE SHOWN, PRESUMABLY SIMILAR TO THAT OF THE "Co-Op or TESCO". THESE USUALLY SELL BEERS, WINES AND SPIRITS. THE "LAND REGISTRY" OFFICE DOCUMENTS PLAINLY EXPLAIN AND SHOW THAT NO BEERS, WINES OR SPIRITS CAN BE RETAILED/SOLD OR CONSUMED ON THIS SITE. I WOULD IMAGINE THIS WILL BE OF GREAT CONCERN TO THE MAJORITY OF RETAIL OUTLET.**

### **THE NATURAL WORLD AND WILDLIFE SPECIES**

**10). AS AN EX-PROFFESIONAL WILDLIFE PHOTOGRAPHER, I CAN GUARANTEE THERE ARE A LARGE NUMBER OF SPECIES ON THIS SITE. PRE CHRISTMAS 2020 A PAIR OF ADULT ROE DEER APPEARED. DURING EARLY 2021 THE DEER WERE SEEN WITH A FAWN IN TOW. OVER THE PAST FEW MONTHS MANY RESIDENTS HAVE WITNESSED AND ENJOYED SEEING THEM ON AND AROUND THE SITE. SIMILARY THEY HAVE ALSO BEEN WITNESSED IN BILLINGE, RAINFORD, AND UP AT "THE DREAM IN SUTTON. ROE DEER ARE A SCHEDULE ONE SPECIE.**

**THERE IS A SHEET I PRODUCED SHOWING ALL OF THE SPECIES, I HAVE EITHER WITNESSED AND/OR WORKED WITH ON THIS SITE. THIS LIST ALSO SHOW'S WHETHER OR NOT THE SPECIE IS PROTECTED.**

**THERE IS A LIST OF MORE UPTO DATE SPECIES AVAILABLE FROM THE INSPECTORS LIBRARY.**

**THIS DOES NOT INCLUDE TREES OR SHRUBS.**

**11). WE ARE ALREADY SURROUNDED BY HOUSING ESTATES AND BUSY ROADS. I BELIEVE THE PLAYING FIELD NEXT DOOR TO THE FORMER EPGC IS ALREADY BEING CONSIDERED "KBC" FOR ANOTHER BUILDING PLOT. IF THIS WERE TO PROCEED IT WILL CREATE MORE TRAFFIC, POLLUTION, ASTHMA, BRONCHITIS AND IN TURN DEATHS.**

**AS A COMMUNITY WE NEED THIS OPEN GREEN SPACE TO REMAIN TO HELP GENERATE CLEANER AIR FOR OUR CHILDREN AND GRANDCHILDREN TO WALK AND PLAY IN/ON AND AROUND.**

**IF YOU LOOK AT "No 7 LOCAL PLAN MAP , YOU WILL SEE THAT "EPGC" IS VIRTUALLY THE ONLY GREEN LAND/GREEN BELT SECTION LEFT IN THE AREA, WITH THE EXCEPTION OF SOME FARM FIELDS ON THE RHS OF ELTON HEAD ROAD AND BEHIND THE WHITE HOUSES ON THE LHS OF RAINHILL ROAD.**

**KNOWSLEY COUNCIL HAVE SENT AN OFFICIAL OBJECTION AGAINST THESE PLANS FOR SITE No 3HS. THE OBJECTION IS PRIMARILY DUE TO THE AMOUNT OF TRAFFIC AND POLLUTION WHICH WILL BE CREATED IN THE AREA.**

**IN ADDITION KNOWSLEY COUNCIL ARE NOW LOOKING TO FINALIZE THEIR LOCAL PLAN OBLIGATIONS. THESE INCLUDE; ONE NEW VILLAGE IN WHISTON, WHITTAKERS OLD GARDEN CTR, THREE SITES IN SCOTCHBARN LANE AND ONE SITE ALSO IN DELPH LANE. THERE IS ALSO A FURTHER ADDITIONAL TWO VERY LARGE FIELDS AT THE OTHER SIDE OF PRESCOT, EACH FIELD PROVIDING A MINIMUM OF 1000 DWELLINGS.**

**MANY OF THEIR SITES HAVE ALREADY BEEN COMMITTED WITH NEW DEVELOPMENTS.**

**FINALLY I WOULD LIKE TO MENTION THAT I BELIEVE CONVERSATIONS HAVE ALREADY TAKEN PLACE WITH THE WOODLAND TRUST REGARDING A MAJOR ENTRY/EXIT POINT CONNECTING RAINHILL ROAD TO THE NEW ESTATE. IF THIS POINT WERE TO BE AGREED UPON, THE ROAD WOULD HAVE TO PROCEED THROUGH WOODLAND TRUST PROPERTY AND THIS WOULD INCLUDE THE FELLING OF A NUMBER OF TREES BY RAINHILL ROAD. THIS WOULD BE VIEWED WITHOUT QUESTION AS MONEY IS MORE IMPORTANT THAN HEALTH AND CLIMATE CHANGE.**

