

## WPRA response to the Redrow Wrexham Road Development extension proposal

Westminster Park Residents' Association objects to the proposed extension to the Wrexham Road housing development on the following grounds:

### 1. Green Belt not Grey Belt

The proposed site is farmland in Chester's Green Belt and as such should not be developed. If this development is permitted, it sets a precedent for the development of further Green Belt farmland.

Redrow have stated that they consider that this land qualifies as Grey Belt land but to our knowledge it has not been designated as such by Cheshire West and Chester Council (CWaC).

Grey Belt land is defined in the Government's National Planning Policy Framework (NPPF) as 'land in the green belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143.'

Purposes (a), (b) and (d) are:

(a) to check the unrestricted sprawl of large built-up areas

**Sprawl has been defined by Spelthorne Council as 'the outward spread of a large built-up area at its periphery in a sporadic, dispersed and irregular way'.**

(b) to prevent neighbouring towns merging into one another

(d) to preserve the setting and special character of historic towns

**This site has not been previously developed and in our view strongly contributes to the purpose of NPPF Para 143, (a) by preventing the outward sprawl of a large built-up area and (d) preserving the setting and special character of our historic city.**

### 2. CWaC Local Plan Consultation

The land in question is part of an on-going planning exercise by CWaC to develop a new Local Plan. The consultation last year identified potential sites for new housing. One of these was land to the south of Lache and Kings Moat, including Redrow's proposed site.

The draft plan is not due to be published until later this year and it should not be assumed that this land will be allocated for development in the future.

**It is inappropriate therefore to develop this site.**

### 3. Infrastructure

The development of around 1400 houses on the Kings Moat site on the Wrexham Road has already put our infrastructure under great pressure and a further 160 homes will add to the burden.

The road network cannot cope with the extra vehicles emanating from the site, particularly during rush hours. Daily traffic reports on the radio highlight the congestion on the A483.

We were promised new medical facilities to treat the increased population and these have not materialised. **Our surgeries should not be burdened with extra patients.**

27 March 2026