



Tritax Development Statement (from Lane Head South Residents' Group Committee) July 2026

While we all want this area and the local farmland preserved, a simple "no" won't stop the Tritax development. Most of the area was already allocated in the St Helens Local Plan - the Planning Inspector will likely dismiss flat refusals in this case. Even though there is rumour of an amended St Helens plan, the original is still in place at this time. (There is also an element of Wigan land which Tritax have identified to add onto their plans – the land west of Winwick Lane opposite Kenyon Hall Farm)

To win against the Tritax development plans, we need a number of tools in our arsenal, One of which is to attack where they are legally vulnerable: **technical flaws and boundary lines** are a good place to start.

- **Hinckley:** Just as strict safety standards derailed the Hinckley project, forcing Tritax to respect rigid technical rules - and defending the Green Belt boundaries they are trying to overstep - can render this entire scheme unfeasible.
- **Death by a Thousand Cuts:** Our goal isn't a single "silver bullet." We want Tritax buried under a mountain of unresolved, technical objections when they submit their final plans, putting our community in the strongest possible position to defeat them.
- **Legal Notice Served:** A local professional planning consultant has already filed a detailed objection challenging Tritax's lack of alternative site assessments and their encroachment into the Green Belt. Tritax is now officially on notice for legal and procedural challenges at every stage.

What You Can Do To Help Right Now

- **Monitor the Wigan Local Plan with us:** If the land West of Winwick Lane remains included, we must flood that consultation with objections, however big or small/long or short.
- **Prepare for the Next Tritax Consultation:** This will be our next formal opportunity to get our objections on the public record. Do not let Tritax dictate the conversation; you have a legal right to comment on, and object to, *any* aspect of the entire project. No matter how detailed or brief your objection is, we must all reply when the time comes, either by email or whatever form Tritax tries to steer us next time.

We will of course be monitoring the progress of these issues and will let everyone know the details as soon as they are available.

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