

Dear Sir or Madam,

As a resident of Warrington living in Lymm, and someone who is keen to see responsible, controlled and democratic development to help fuel the growth of the UK and regional economies whilst at the same time providing places for people to live, work and play, I am grateful for the opportunity to provide input to the Warrington Local Plan.

Please see below my general and then specific observations.

Post Brexit, and the potential negative effect that this will have on national and local economic growth, it remains to be seen whether the local plan's requirement of 1,113 new homes per annum is warranted. If this development is needed, in order to project the quality of life of all Warrington's residents, we must look to develop brownfield sites wherever possible.

As our elected representatives, Warrington council has a responsibility to ensure that developers take the strain and are not allowed to focus on maximising profits by bulldozing Greenfield land. Any Greenfield sites that afford contribution against any of the 5 criteria used to assess Greenbelt should be protected. As guardians of the public's best interest, Warrington council must lead the fight to prevent the "Uberisation" (this isn't a typo) of the development process and any unnecessary Urbanisation of our countryside. Once a Greenfield site is developed, there is no turning back the clock. Let's keep this simple – "Brownfield First".

Across Warrington development should take into consideration improvements required in facilities and transport infrastructure, in particular public transport. Lymm in particular is a public transport ghetto; Lymm has grown rapidly over the last twenty years threatening its character, with no improvements in facilities. It is almost impossible to travel from Lymm (eastward) without a car.

Development should take account of HS2 and the new A556 bypass on the eastern edge of Warrington, and the strain that this will put on Greenbelt boundaries. Again, from a Lymm perspective, the proposed developments in Lymm feel like all the pain and no gain.

In the context of the above, and "Brownfield First", I have specific input in relation to a Greenbelt assessment and proposal.

#### **Greenbelt Assessment Addendum June 2107 – Reference LY21.**

This parcel of Greenbelt has previously been categorised as Strong, and has now been re-categorised as Moderate. Review of the rationale for this adjustment does not seem robust. Assessment in relation to HS2 and local plan development should be considered in unison. Purpose 2 - prevention of neighbouring towns merging, this depends upon one's definition of 'towns'. This Greenbelt prevents the merging of Lymm and Broome Edge. Purpose 3 remains Strong, however the current unique 19<sup>th</sup> century developments are over played. Purpose 4 – to preserve the setting and special character of historic towns. This site in fact has a strong contribution acting as the 'entrance/exit' to Lymm along Higher Lane, with mature trees and extremely long lines of sight to surrounding woodland. Purpose 5 – to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. Again this makes a strong contribution; in particular in the context of Lymm, maintaining this Greenbelt definition encourages use of brownfield land.

The overall contribution of site LY21 should remain strong.

#### **R18/111 on Higher Lane/ Oughtrington Lane, Lymm**

##### **"Slaughtered Oak"**

This proposed development and the actions of the potential developers/landowners is precisely the behaviour that should be discouraged by the leaders of Warrington Council. These developers have embarked upon a targeted propaganda campaign to misinform specific Lymm residents in an attempt to divide and conquer. This undermines the authority of both Warrington and the Parish councils by strongly promoting Greenfield development in isolation with the intention of maximising profit.

This specific development is part of a lengthy plan. Initial acquisition of the land, the butchering of healthy oak trees (100+ years old) on a weekend in October 2016 by one of the 3 joint applicants for the proposed site. This field is now known locally as 'Slaughtered Oak.' I presume the intention was to increase the chances of gaining planning permission. This type of behaviour by developers should be

punished not rewarded, I trust the council will be take this in to account when reviewing this and any other planning applications. Pre-emptive removal of trees/hedgerows without permission should result in an application being immediately rejected. The irony of this is that application R18/111 includes expensive computer simulations of trees to beautify the application, where in fact real trees existed only a few months ago. Below is what should have been included in the submission.



#### Objections to development on Land R18/111

- The approach in & out of Lymm along Higher lane is characterised by the open green landscape. This site if developed would seriously spoil the character of this particular area of Lymm and Warrington in general.
- The development would encroach Helsby wood and Lymm High School, spoiling their distinct character.
- Please do not reward irresponsible behaviour of developers. To grant planning permission on land where beautiful established oak trees have been removed for the purpose of gaining planning on Greenbelt would send the wrong message to land owners and developers
- Trees adjacent to the field contain a rookery. Bats are abundant in the area. Any development of housing would affect this wildlife.
- The trees on the field behind our property on the far border, which would border on the new proposed development, is a nesting area for Sparrow Hawks. Sparrow Hawks are regulars seen hunting in these fields & the surrounding area
- The site contains high voltage power distribution cables, the inclusion of which were the result of a lengthy planning application. What effect would re-routing these have on adjacent areas.
- The site of the proposed development affords extremely long lines of sight, 'opening' this part of Lymm.

Thank you for taking to the time to read and digest this input, and I look forward to your feedback and continued engagement as Warrington makes the right choices about its future for its residents.

Brownfield First.

Sincerely,