

I am writing in response to the Council's Preferred Development Option and the Local Plan Consultation Questions.

I do feel very strongly that the consultation process has been very poor. There has been no publicity of meetings or proposals and so many of us have only found out about Warrington's development proposals by chance. We are going to be affected by HS2 but at least there has been plenty of information sent out to the households that will be affected.

The WBC consultation document is very complex and difficult to understand and the online questionnaire is extremely difficult to complete.

████████████████████ I have only just recently seen a developer's proposal for the lovely greenbelt area between Stage Lane and Mill Lane and noticed that already a gap in the hedge has appeared in the proximity of the proposed access for the development. Heatley , Little Heatley and Heatley Heath are separated from Oughtrington and Rushgreen by the greenbelt area. Heatley is not and never has been a part of Oughtrington. The beauty of Heatley is its open spaces and its countryside feel.

I would propose that this area should be protected. It contains Heatley Flash which is a wildlife area sustaining bird life, both from the nesting point of view and providing a haven for migrating birds such as Canadian geese. Heatley Flash and the little pond are also used by fishermen. The proposed development with buildings so close to the Flash would harm this natural wildlife area. The other small pond is in the middle of the proposed development and would be in danger of being destroyed. The hedgerows and hedgerow trees should be safeguarded. It also needs to be pointed out that the Flash and the other small pond are there because of subsidence due to salt mining. A number of the properties on Mill Lane and in the area have suffered subsidence in the past. This is something that ought to be considered if any sort of a development is proposed.

I would also like to point out that living in Mill Lane we already have a traffic congestion problem whenever there is a problem on the motorway, with cars heading for the toll bridge and other motorways. Traffic created by extra development in this area would cause a problem and congestion particularly where the road goes under the canal. This would be the route used to the

M56. The underbridge frequently floods and because of the nature of the traffic access under the bridge this would result in backlogs of traffic. It also should be noted that coming from the bridge on Sandy Lane to turn right into Stage Lane there is something of a blind corner and extra traffic produced by a large development would inevitably increase the possibility of an incident. The combination of the close proximity of canal bridges and the traffic already on Mill Lane which backlogs at busy times with traffic turning right into Birchbrook Road, would cause difficulties if extra traffic was created. Inevitably traffic going to the High School from a development in this area would use Stage Lane and the bridge over the canal causing extra congestion at busy times.

With relation to the vision of Warrington becoming a city this is something that I oppose. There are two large cities adjacent to Warrington. There is no need. Do the people of Warrington want this? Have they been consulted? Is this to be forced upon us whether we want it or not? A decision like this should go out to the public vote.

Looking at how the number of homes has been worked out I am told that the May 2017 document suggests lower numbers should have been used in the calculation and this would mean a smaller number of proposed houses. Also the number of houses proposed at the moment reflects the ambition for growth based on a high level of assumptions rather than the number actually needed. There is no Government requirement to produce a twenty year plan and it is surely impossible to predict growth over a twenty year period. How will we be affected by Brexit? At this point we just don't know. A ten year plan would seem more sensible which would also allow for the decommissioning of Fiddlers Ferry and the availability of a large brownfield site. If the number of houses was scaled back there would be no need to release greenbelt. There should be a very constrained development using brownfield sites to meet locally needed housing.

Having looked at Spatial Options I would favour Option 1 where there is no greenbelt release in outlying settlements. Somewhere like Lymm does not have the infrastructure for large population growth and its character would be damaged by even incremental development never mind settlement expansion. Lymm High School and doctors surgeries are full, and parking is already a

problem. It would also appear that the proposed plans fall very heavily in the south of Warrington rather than the north.

In conclusion I feel that the consultation process has been inadequate, housing needs have been miscalculated and are very much based on assumptions rather than actual need. It would seem that development is very landowner and developer led at the expense of residents views. There have been no ecological and transport surveys and there are no exceptional circumstances for reclassifying the greenbelt. Bit by bit greenbelt is disappearing. We should be protecting our green spaces for future generations. The green belt satisfied the tests of durability when it was designated. Ambition and assumptions does not constitute exceptional circumstances.

## Heatley Mere

### About Heatley Mere



Species: Pike, Bream, Roach, Rudd, Perch, Chubb, Mirror Carp, Common Carp and Tench  
Type: Ideal for feeder and waggler fishing

Heatley Mere, or to give it its correct title Heatley Flash, is one of our two specimen waters and is approximately 3 acres in size with fishing from about 20 pegs from the south bank. It's depth varies from the odd deep parts 5ft – 6ft, but on average depth of around 3ft – 4ft is the norm. We have done a large amount of work on this water to bring it up to standard for all to enjoy. There were other sizable waters in the area some years ago but alas these were drained and are now housing estates. There is a small pond some fifty yards from the mere which the club have named Little Mere, it holds about 6 stages but this pool holds some surprises and proves popular with both young and older anglers. Both these waters contain some good sized fish including Carp, Tench, Bream, Perch, Chubb, Roach, Crucian and bagging up carp.

## **Warrington Borough Council Landscape Character Assessment 2007**

### **Key cultural elements in the landscape:**

- Lymm Cross
- The Bridgewater Canal and its bridges, aqueducts, warehouses etc.
- The former London and North Western Railway – now the Trans Pennine Trail
- Lymm Dam
- The Dingle, Lower Dam and Slitten Brook
- Lymm Hall
- Lymm village centre (Conservation Area)
- Large Victorian villas / houses around Lymm
- St Mary's Church, Lymm
- St Peter's Church, Oughtrington
- Heatley Flash**
- Oughtrington Community Centre