

OBJECTION TO LOCAL PLAN FOR WARRINGTON

We would like to object to the “Local Plan for Warrington” for the following reason:

Lymm specific

- 1. Any development to greenbelt land within the local region will cause an increase in traffic on an already busy roads within Lymm.**
 - a. This may result in harm to motorists, cyclists or pedestrians.
 - b. The addition of Sainsbury’s has increased traffic significantly.
 - c. It is often difficult to cross the road due to the increase in traffic near Sainsbury’s, which is immediately next to the Tanyard Farm entrance
 - d. The pavement is very narrow between Sainsbury’s and Lymm village centre, making it already hazardous to pedestrians, without further traffic increases.
 - e. School children use the pavement on their way to Oughtrington; further increases in traffic would put them at more risk of traffic related injury
 - f. Previous planning applications for residential property on the former petrol station land (where Sainsbury’s is) was apparently refused on the basis of the narrow pavements on Rushgreen road, which would put pedestrians walking into Lymm at risk. As there has been no infrastructure changes to Rushgreen road in recent years, how can it be any safer now for 64 extra families?
- 2. The current local infrastructure cannot accommodate a further influx of new residents**
 - a. Local primary schools and the high school within Lymm are all at or close to capacity with none or very little potential for increasing capacity
 - b. Local GP surgeries are all at or close to capacity with none or very little potential for increasing capacity
- 3. The development may increase the risk of local flooding by changing the land type from greenbelt to developed land**
- 4. The development on this patch of green belt will dissect a band of greenbelt land that separates the villages of Lymm and Oughtrington. This land adds character to the village and is an areas for wildlife.**
- 5. The Warrington Local Plan is still in consultation phase – allowing this development to proceed will suggest the local views are irrelevant to Warrington Borough Council Planning Team.**
- 6. It is already suspicious that the landowner has given all the tenants on this land notice. The landowner must be very confident that this planning permission will pass. Surely this casts doubt on the integrity and transparency of Warrington Borough Council if the planning permission application is successful.**

Warrington in general

- 1. Plan Period** – A shorter period would mean fewer houses needed to be in green belt areas.

2. **Economic Growth** – Growth forecasts are far too optimistic. Current uncertainty about the economy means forecasts should be downgraded.
3. **Housing Location** – The high value houses planned in the south will not be affordable for employees working at the local logistics hubs / sites. They would be bought by out-of-town commuters. More genuinely affordable houses are needed.
4. **Green Belt** – National planning policy revisions have strengthened protection of the green belt and future climate control targets. The very special circumstances to release it have not been demonstrated by the proposed plans.
5. **Employment sites / pollution** – The council is placing far too much emphasis on logistics and distribution, which are becoming increasingly automated generating fewer jobs. These are 24-hour businesses requiring huge numbers of vehicle movements and considerable space.
6. **Character and Distinctiveness** – The council's vision of attractive countryside and distinct settlements will be destroyed by eating into greenbelt land dividing current settlements.
7. **Transport Infrastructure** – congestion and poor quality roads in Warrington and surrounding villages is already an issue, which will be amplified by further developments
8. **Health and Education facilities** – already at breaking point, when and where will additional facilities be built?