

Mr. & Mrs.A.Sheldon



The Chief Planning Officer
Warrington Borough Council
Planning Department
New Town House
Buttemarket Street
Warrington WA1 2NH



Dear Sirs

8th April 2019

Objection to Warrington Proposed new Local Plan – Rushgreen Rd, Lymm Fig 10.11

We object to the above proposal on the Tanyard Farm site for the following reasons ; -

1. Unacceptance overdevelopment in this location.
2. Loss of High Value Landscape
3. Loss of Local Amenity
4. Unacceptable pressure on the existing highway (Rushgreen Road)
5. Exacerbation of existing traffic problems in Lymm village centre.

Only recently, despite strong local objections, the Tanyard Farm site was approved for the construction of approximately 68 new homes . In this latest local plan proposal you are now pushing the site the site to take in a whole new raft of fields to the east and increasing the site area by a factor of 3 to make provision for 200 homes. The proposal for this development increase at this location is unnecessary and this overdevelopment is a slap in the face for local residents and ignores strong local objection.

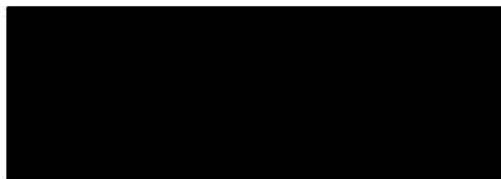
From a personal standpoint we have walked over these fields on a daily basis for the past 30 years and this proposal and this plan will result in a loss of amenity for us personally.

We would urge the Council and planning committee to reject proposal on the basis of inappropriate overdevelopment on this site with associated subsequent traffic and significant loss of local amenity .

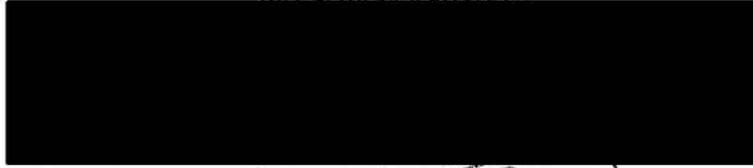
Yours faithfully



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Dear Sirs

9th April 2019

Objection to Warrington Proposed new Local Plan – Traffic in Lymm

*In the many letters that we have written to you over the years there remains a considerable problem – **traffic**, that you have chosen to ignore, and continue to ignore within the current 'updated' local plan. This is a major omission with significant implications for Lymm residents.*

The A6144 is an historic highway that has connected Manchester to Chester since roman times and remains a busy and important traffic route. THE PROBLEM IS THAT IT RUNS THROUGH THE MIDDLE OF LYMM. Many of the development proposals that have been approved in recent times will discharge considerable number of vehicles onto the A6144 - notably Rushgreen Road (on which we live). This road is also part a 'rat run' for vehicles commuting through the village en route to Manchester and Trafford. At peak rush hour times it can take between 5 -10 minutes to exit our driveway.

There is also an increasing problem also of heavy goods vehicles traversing the highway en route from Trafford to Liverpool - choosing to ignore the 7.5 ton axle limit. This heavyweight traffic is slowly destroying the fabric of the village and the vibration caused by the HGV's shakes our house to its foundations. There are safety issues also with heavy vehicles travelling down many of the steep and twisting roads in the village.

Should there be any traffic problems on the M6 northbound then traffic immediately diverts down Cherry Lane through Lymm and travels down Rushgreen Road to cross the Ship Canal at Warburton toll bridge .We have on occasions in recent months been gridlocked in traffic for over one hour. The situation is now dire and is set to get worse.

In the first instance we would request that you commission a traffic survey along Rushgreen road to assess traffic volumes and vehicle types and also to assess the capacity of the narrow highway to accommodate this traffic volume.

Secondly you and the police should enforce existing highway guidelines and stop heavy goods vehicles travelling down Cherry Lane from the motorway and through the village centre & along Rushgreen Road.

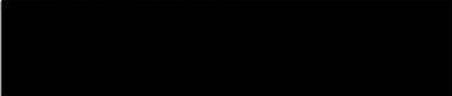
Thirdly we would request that you consider how the village might be bypassed to overcome this growing menace.(our own suggestion is to divert from the A6144 close to the River Bollin crossing and run close to the Ship Canal to pass under the M6 near Thelwall) We believe that this idea was considered some years ago but never actioned. This plan should now be resurrected In parallel with many of the grandiose road improvement schemes that the council are currently considering.

*The increased level of toxic fumes occasioned by traffic queuing outside houses is leading to deteriorating air quality and growing respiratory problems. We would remind you that the Council has a responsibility to safeguard the health and safety of residents and to ignore this problem might be considered as **negligent**.*

Should you opt to adopt a more enlightened approach then you might find that the creation of this new route and release of land might allow more development opportunities close to the Trafford boundary instead of continually extending the built footprint adjacent existing housing.

With the prospect of many millions of pounds of increased council tax revenue arising from the proposed housing development then the council should stop short-changing Lymm residents and re-invest some of this money into the local roads and infrastructure.

Yours faithfully


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