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Warrington Local Plan Examination in Public	
Representor/Number	South Warrington Parish Councils - 0450
Document Title	Hearing Statement Matter 7d Site allocations Lymm
Version/Date	V1 31 July 2022
GTP ref	2203012
Site	Pool Lane and Rushgreen Road Lymm

1 Introduction

1.1 The two allocations proposed for Lymm are the subject of representations from the South Warrington Parish Councils

2 OS4 – Lymm (Pool Lane/Warrington Road)

2.1 As with consideration of the Thelwall Heys site, Pool Lane and Warrington Road have been considered as possible housing allocations when previous versions of the development plan have been assessed.

2.2 It has been concluded that the site is clearly open and rural in character and protection would serve the Green Belt purpose of safeguarding the countryside from encroachment and to some extent assist urban regeneration.

2.3 The appraisal provided as a background to the PSV21 irrationally disagrees with this longstanding assessment that the site contributes to the function and purpose of the Green Belt.

2.4 It is suggested in the ARUP assessment of August 2021 that there would be no sprawl resulting from the development of the site because it is not connected to the main built up area of Warrington. The allocation presents land at Pool Lane and south of Warrington Road as a single allocation. Appraisal in the evidence base fails to properly assess the cumulative impact of the release of both sites from the Green Belt.

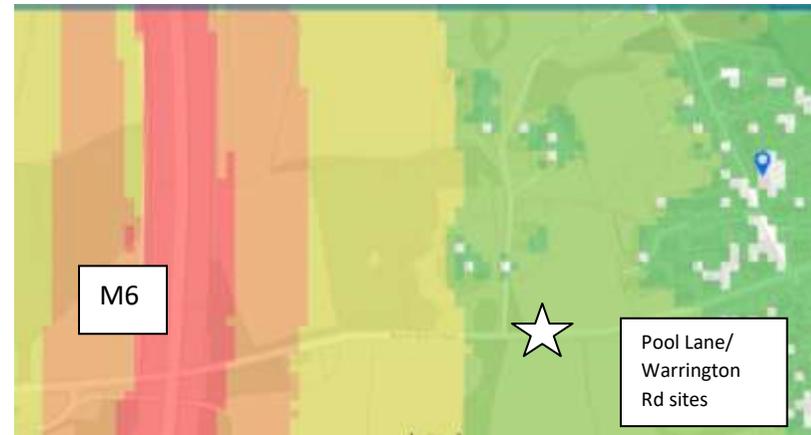
2.5 Reference to improvement to environmental quality of the remaining Green Belt is obtuse and vague. If Green Belt land is to be released there should be a clear provision in the plan to show how this can be achieved

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on or in the locality of the specific allocation. The PSV is not compliant with the provisions and expectations of paragraph 145 of the Framework.

2.6 As with other smaller allocations there is no indication of how the site will be accessed. The creation of new access to the highway, to contemporary standards and suitable to serve 170 dwellings, will of itself harm the character and appearance and function of Green Belt on Warrington Road.

2.7 The site is dominated the Thelwall Viaduct which carries the M6 motorway to the west. The whole of the proposed allocation is affected by noise generated by traffic on the motorway. The site is recognised as being so affected in constraints mapping on the Councils website.



Extract from WBC website interactive policy map Road Noise LNGHT

2.8 Noise levels are exacerbated by the elevation of the viaduct above surrounding land. Residential development in similar proximity to motorways has been required to make provision for noise attenuation measures. Commonly this will require land take to make provision for bunding and acoustic fencing.

2.9 The site is in close proximity to the motorway air quality management area.

2.10 A significant part of the Pool Lane site lies with flood zones 2 and 3

2.11 The site provides a high level contribution to the function and purpose of the Green Belt. Given the proximity to the Thelwall viaduct the site delivers a poor quality residential environment. The need to accommodate noise attenuation measures and to avoid development of land at risk of flooding limits the scale of development and makes for an inefficient use of land.

2.12 There is no suggestion as to how the release of land from the Green Belt will be balanced by enhancement elsewhere.

3 OS5 – Lymm Rushgreen Road

3.1 The proposed allocation of land at Rushgreen Road is poorly presented and appears to give limited consideration to the development of adjoining land under planning permission 2017/31816.

3.2 Description of the site in the August 2021 Green Belt Assessment is inconsistent with the land proposed for allocation in PSV21 which does not reference the land now development but currently in the designated Green Belt.

3.3 Description of the site within the assessment references existing development much of which does not benefit from planning permission. Commentary on cumulative impact in the appraisal is meaningless. The appraisal references the need to reinforce the eastern

boundary of the site and suggests that this is the subject of consideration in OS7. It is not.

3.4 A significant proportion of the site on which development was permitted under 2017/31816 is retained as public open space. This enhances the role of Green Belt and openness adjacent to the Bridgewater Canal corridor and should be reflected in the position of the Green Belt boundary in any release or modification.