
From: [REDACTED]
Sent: 01 September 2017 13:59
To: LDF
Cc: [REDACTED]
Subject: Warrington BC Local Plan Consultation - Lymm

Dear Councillors

I wish to make representation about the inclusion of land in the Oughtrington/Heatley area of Lymm as potential sites for housing.

1. The large purple area in the centre of the image below (photo of part of the map displayed in Lymm Village Hall) bounded on the East by Mill Lane and to the South by Stage Lane, is not only Green Belt but good agricultural land.
2. A little to the East of this section of map (only a few hundred yards) is the HS2 Rail Corridor so this area is already going to be impacted by development destroying green belt and causing a level of chaos to local roads, at least during the building phase.
3. Apart from any additional housing development in this area adding to pressure on local resources, it is the pressure on the local road network that is my greatest concern.
 - a) To the West, Stage Lane and Oughtrington Lane are quite narrow, have areas of on-street parking as many houses are close to the road and don't have driveways, but most importantly there is only a single track bridge over the Bridgewater Canal, controlled by traffic lights and with weight restrictions. There is already considerable rush-hour traffic and school related traffic (Lymm High and Oughtrington Primary).
 - b) To the South, Stage Lane is narrow WITH NO PAVEMENTS and is not suitable to take any more traffic. Worse, the Mill Lane traffic and Stage Lane traffic have to contend with traffic lights and a very narrow and low bridge under the Bridgewater Canal at the start of Burford Lane (this is restricted by both height and length owing to the bend). The lanes to the East of Mill Lane are extremely narrow and poorly maintained and only lead to another narrow bridge over the Canal - they will in any event probably be impassable when work starts on HS2.
 - c) Mill Lane and Burford Lane are used as overflow corridors by motorists trying to avoid holdups on the M6 particularly around the Thelwall Viaduct. This throws considerable strain on the Ship Canal crossing at Warburton Toll Bridge which at certain times of day can barely handle normal traffic. Adding significant housing in the Heatley/Oughtrington area would just exacerbate this problem
4. Other considerations are the Public Right of Way (footpath) from Stage Lane to Mill Lane across these fields and the Stage Lane access to the car park for Spud Wood which attracts extra traffic and walkers, often with children and prams, along Stage Lane.

In summary, this area is not suitable for housing development without wholesale redevelopment of the road infrastructure. Not only would this ruin an area used by many for peaceful recreation but would no doubt add considerably to any development bill.

I hope that the Council will see that development of this area is not appropriate for many reasons.

