

Warrington Borough Council Local Plan Preferred Development Option – Response



Please consider our joint responses with regards to the proposed building of 500 new homes in Lymm:

- Proposed sites for development: R18/014, R18/016, R18/082 are adjacent to the designated flood zone 3 as shown in document *Settlement profiles_Outlying Settlements_July_2017*.
 - Our concerns would be that increased urbanisation in this area may increase the risk of flooding. The current agricultural land acts as a natural barrier / land break between the flood zone and the existing urbanised areas. There are a number of underground water courses in this area that are not shown in the Warrington documentation that may add to the flood risk in this area.

- Proposed sites for development: R18/014, R18/016, R18/082, R18/018, R18/118, R18/117, R18/132 are classified as greenbelt land of “moderate” value and are classified as grade 2 agricultural land
 - We would argue that these plots add considerable character to the village aesthetically (supporting the strategic objective to retain the character of settlements). Also these plots of land are of value agriculturally, as this grading (2) is defined as “the best and most versatile land”.

- Rushgreen Road is extremely busy with current traffic levels. Speeding is an issue. Inappropriate heavy goods vehicles use this road which is not fit for such vehicles. As pedestrians it can feel unsafe to use the pavement as traffic is forced far too close to the narrow pavement especially between Fletchers Lane and Grasmere Road. There is only pedestrian access on one side of the road (south) for a large stretch of Rushgreen Road from Reddish Lane to Dyers Lane. It is difficult to cross the road near the new Sainsbury’s due to the amount of traffic attracted to the store that is turning in and out of the car park.
 - Our concerns are that any further developments in the local vicinity (R18/014, R18/016, R18/082, R18/018, R18/118, R18/117, R18/132) would only compound to the traffic related issues as described. Additionally, the extra volume of traffic could cause traffic delays especially when local routes are disrupted (e.g. M6 closures and Manchester Ship canal bridge closures – as have occurred this summer, bringing Rushgreen Road and Lymm to a standstill).

- Further concerns include the increased pressure on the current local services: primary and secondary schools, GP services, Dental services, which are all at or near capacity as referred to in the document *Settlement profiles_Outlying Settlements_July_2017*.