

# Response 796

## Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

## PART A - About You

1. Please complete the following: Please note the email address (if provided below) will be sent a full copy of the submitted response and a unique ID number for future reference (pdf attachment).

Name of person completing the form: Ankur Patel

Email address: [REDACTED]

2. What type of respondent are you? Please select all that apply.

A local resident who lives in Warrington

3. Please complete the following:

Contact details	
Organisation name (if applicable)	-
Agent name (if applicable)	-
Address 1	[REDACTED]
Address 2	[REDACTED]
Postcode	[REDACTED]
Telephone number	[REDACTED]

## PART B - Representation Form 1

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy OS8 Lymm - Warrington Road

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

None of the above

**If a paragraph or policy sub-number then please use the box below to list:**  
ENV 2 presents the policy for flood risk. The Pool Lane and Warrington Road site (Warrington Road site in particular) is susceptible to flooding. Every year there has been routine flooding of this area. How does this meet General Principles 1 & 3 and where is the evidence that a suitable and sufficient flood plan can be developed for these sites and that proposed developers can satisfy the development proposals. As this site doesn't meet General Principles 1 and that there are other sites less susceptible to flooding, this site should be removed from the local plan.

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant		X
Sound		X
Compliant with the Duty to Co-operate		X

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

Proposal to develop Warrington Road site does not meet General Principle 1 of Policy ENV2 as there are areas of lower risk of flooding that should be considered for development rather than the Warrington Road site.

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Remove Warrington Road site (and Pool lane site) from proposed plan. Swap these with an alternative site.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

You have just completed a Representation Form for Policy OS8 Lymm - Warrington Road. What would you like to do now? Please select one option.

Complete another Representation Form (Part B)

## PART B - Representation Form 2

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy DC2 Historic Environment

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

Both of the above

**If a paragraph or policy sub-number then please use the box below to list:**  
Policy DC2 - impact of Warrington Road and Pool Lane sites on Statham Lodge.

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

Whilst a screening buffer and potential restriction on heights will be made on the development, the proposals for Warrington Road and Pool Lane will harm and undermine and potentially remove (due to reduction in profitability due to the new proposals resulting in inability of Statham Lodge to attract custom and fail as a business) resulting in loss of a heritage site. The proposal of sites at Warrington Road and Pool Lane will harm the distinctive identity of Statham Lodge where many of the borough attend for special occasions, e.g. weddings, parties, christenings, etc. Statham lodge has a rural setting, and enclosing the heritage site to the left and the front to housing will ensure it is no longer seen as being within a rural setting. Hence this does not meet General Principles 2 of Policy DC2 and point 4 as the developments will substantially harm the identity of Statham Lodge.

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Proposals for developments at Warrington Road and Pool Lane should be removed.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

You have just completed a Representation Form for Policy DC2 Historic Environment. What would you like to do now? Please select one option.

Complete another Representation Form (Part B)

## PART B - Representation Form 3

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy DC5 Open Space, Outdoor Sport and Recreation Provision

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

None of the above

**If a paragraph or policy sub-number then please use the box below to list:**  
Policy DC5 - Provision of suitable sports pitches and facilities in Lymm

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant		X
Sound		X
Compliant with the Duty to Co-operate		X

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

With the provision of 4 new building sites in Lymm there are not sufficient sports pitches and facilities being provided.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

You have just completed a Representation Form for Policy DC5 Open Space, Outdoor Sport and Recreation Provision. What would you like to do now? Please select one option.

Complete another Representation Form (Part B)

## PART B - Representation Form 4

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy OS8 Lymm - Warrington Road

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

A policy sub-number (s)

**If a paragraph or policy sub-number then please use the box below to list:**

ENV8 -

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant		X
Sound		X
Compliant with the Duty to Co-operate		X

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

Development of the Warrington Road site that overlooks an existing Primary School will result in reduction in air quality to Primary School Children. This will be from the significant building work anticipated that will surround the school, and the increased traffic and vehicles within the housing site.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

You have just completed a Representation Form for Policy OS8 Lymm - Warrington Road What would you like to do now? Please select one option.

Complete another Representation Form (Part B)

## PART B - Representation Form 5

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy INF5 Delivering Infrastructure

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

None of the above

**If a paragraph or policy sub-number then please use the box below to list:**

Development of the site at Warrington Road will have restrictions on Primary School expansions to take the increased demand for school places.

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant		X
Sound		X
Compliant with the Duty to Co-operate		X

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

It is well known that development of 4 sites within Lymm will result in immense strains on local Primary Schools and the secondary school. Hence it is likely for some of these schools needing to expand. Development of the Warrington Road site will restrict any future expansion of Statham Primary School. In fact, as a large proportion of the of development in Lymm is within Statham, this will be the 'local' school that will need to take the most pupils. Therefore it is much more sensible to withdraw the Warrington Road proposals and use the land for development of the Primary School. As Lymm is further developed in the future this land (or some of it) should be reserved for future development of the school.

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Remove proposed development at Warrington Road

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

You have just completed a Representation Form for Policy INF5 Delivering Infrastructure What would you like to do now? Please select one option.

Complete another Representation Form (Part B)

## PART B - Representation Form 6

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy DC6 Quality of Place

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

None of the above

If a paragraph or policy sub-number then please use the box below to list:

DC6 - discusses High Quality Design

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant	X	
Sound		X
Compliant with the Duty to Co-operate		X

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

The proposals for a minimum number of dwellings of 170 at the Warrington Road and Pool Lane sites which visually do not appear to be large enough to support such a number of houses will result in a reduction in quality of housing, as these houses will result in a development like a 'tin of sardines'. Therefore the minimum average of 30dph should be reduced to 20dph.

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Minimum average of 30dph should be reduced to 20dph for Warrington Road and Pool Lane sites.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

You have just completed a Representation Form for Policy DC6 Quality of Place. What would you like to do now? Please select one option.

Complete another Representation Form (Part B)

## PART B - Representation Form 7

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy OS6 Lymm - Pool Lane

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

A paragraph number (s)

**If a paragraph or policy sub-number then please use the box below to list:**

Para 6 - the terminology of "average minimum density of 30odh" is ambiguous. Also applies to all other entries where an average minimum density is used, including the Warrington Road site.

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant		X
Sound		X
Compliant with the Duty to Co-operate		X

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

Para 6 - the terminology of "average minimum density of 30 dph" is ambiguous. Does this mean that the minimum density of houses can be 30 dph and that there is no upper limit. Therefore how does this restrict the sites from being over developed?

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

This terminology should be changed to ensure a minimum and maximum density is provided.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

You have just completed a Representation Form for Policy OS6 Lymm - Pool Lane. What would you like to do now? Please select one option.

Complete another Representation Form (Part B)

## PART B - Representation Form 8

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy INF1 Sustainable Travel and Transport

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

None of the above

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant	X	
Sound		X
Compliant with the Duty to Co-operate		X

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

Provision of sites at Warrington Road and Pool Lane will increase the traffic along Warrington Road. This road is already used as a thorough fare for drivers taking shortcuts that do not stick to the 20 mph limits. The council do not fund a lollypop lady for Statham School and the increased traffic and speeds of vehicles will result in significant dangers to school children especially during construction phase of the proposed developments.

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Remove proposed developments at Warrington Road and Pool Lane

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

You have just completed a Representation Form for Policy INF1 Sustainable Travel and Transport What would you like to do now? Please select one option.

Complete another Representation Form (Part B)

## PART B - Representation Form 9

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy GB1 Warrington's Green Belt

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

None of the above

**If a paragraph or policy sub-number then please use the box below to list:**

Section 3.4 - Proposed developments at green belt sites should be delayed until the future of fiddlers ferry sites and other brownfield sites are mature.

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant		X
Sound		X
Compliant with the Duty to Co-operate		X

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

Green belt land should be protected as far as possible. Therefore developments at the Warrington Road and Pool Lane sites should be delayed until the latest possible date as it's reasonable to assume that other brownfield options will become available, including the fiddlers ferry site. Taking this approach will demonstrate that exceptional circumstances to remove green belt lands have been met.

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Delay the smaller green belt sites, including Warrington Road and Pool Lane towards the end of the Local Plan period to ensure that the future of suitable brownfield sites can be matured and chosen for consideration whilst protecting green belt sites.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

You have just completed a Representation Form for Policy GB1 Warrington's Green Belt. What would you like to do now? Please select one option.

Complete another Representation Form (Part B)



## PART B - Representation Form 10

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy OS8 Lymm - Warrington Road

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

Both of the above

If a paragraph or policy sub-number then please use the box below to list:

Policy OS8 - Paragraph 7

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant	X	
Sound		X
Compliant with the Duty to Co-operate		X

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

This states that provision should be made for additional primary school places to be made available, however this will not be possible as the Warrington Road development will enclose Statham School and limit the potential to increase the size of the school into neighbouring fields and provide extra capacity for students. The proposal for the Warrington Road site development will prevent the ability for local schools to take on the extra demand that this development will present.

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Limit the Warrington Road site development to allow for expansion of the school. Also ensure that the development does not overlook the school, so that the children still have the rural experience at the school.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

You have just completed a Representation Form for Policy OS8 Lymm - Warrington Road What would you like to do now? Please select one option.

Complete another Representation Form (Part B)

## PART B - Representation Form 11

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy GB1 Warrington's Green Belt

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

None of the above

If a paragraph or policy sub-number then please use the box below to list:  
Removal of limited green belt within Lymm

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant	X	
Sound		X
Compliant with the Duty to Co-operate		X

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

There is not much green belt left within the Statham area of Lymm. Development of the two sites will reduce this further. Such that the 'green' boundaries between Lymm and Thelwall will be reduced resulting in a step towards allowing both villages to merge together.

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

remove both proposed developments at Pool Lane and Warrington Road

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

You have just completed a Representation Form for Policy GB1 Warrington's Green Belt. What would you like to do now? Please select one option.

Complete another Representation Form (Part B)

## PART B - Representation Form 12

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy DC5 Open Space, Outdoor Sport and Recreation Provision

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

None of the above

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant	X	
Sound		X
Compliant with the Duty to Co-operate		X

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

Development of both sites at Warrington Road and Pool Lane will remove natural environments. The existing foot path and Pool Lane is a well used running and walking path used by local people. IT provides well being and significant mental health provisions. The footpath currently takes people through the green belt through open green fields which any proposed development will remove. Whilst footpath may be kept it can in no way provide the same benefits as the natural environment currently provides.

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Remove proposed developments at Warrington Road and Pool Lane

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

You have just completed a Representation Form for Policy DC5 Open Space, Outdoor Sport and Recreation Provision What would you like to do now? Please select one option.

Complete another Representation Form (Part B)

## PART B - Representation Form 13

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy INF3 Utilities and Telecommunications

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

None of the above

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant	X	
Sound	X	
Compliant with the Duty to Co-operate		X

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

Sufficient telecommunications is a problem throughout the UK and rural areas. Whilst I understand that there are legal requirements to provide Fibre to the premises (FTTP) in new build developments, there should be a requirement for the developers to provide this benefit to others with the local area, including local businesses, schools and residents. For the Pool Lane and Warrington Road developments, this would include a requirement for FTTP being provided to Statham Lodge, Statham Primary School and all other houses on Warrington Road (up to the Star Lane crossing).

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Include requirements for developers to provide FTTP to the local area to improve infrastructure within the areas being impacted to support local businesses and residents.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

You have just completed a Representation Form for Policy INF3 Utilities and Telecommunications. What would you like to do now? Please select one option.

Complete the rest of the survey (Part C)