



Dear Sirs,

Warrington Local Development Plans - LYMM

As a resident I am unhappy with the consultation process for the Warrington Local Development Plans. While the Council has possibly met its "legal" obligations, I feel the process is inadequate. I only became aware of the consultation process by word of mouth from a neighbour and one leaflet from one of the political parties. I believe the Council should make more effort to ensure that every rate payer is properly informed regarding their local area. I will be unable to attend the forthcoming event in October but would like to comment on the proposals. I did try to complete the online questionnaire but when I was part way through I lost the wifi connection and the survey program will not grant me access to the survey.

I have several observations that I would like considered regarding the plan with regard to Lymm:-

In General – The Plan appears to completely ignore that lack of infrastructure capable of supporting 500 additional houses and (with an assumed average family size 2.4) 1200 residents. Perhaps that is because it ignores that those 500 properties will bring with them people who need good roads , communications, facilities etc..... i.e., a cohesive infrastructure. In reality the current infrastructure is not even adequately serving the current community.

It is understood "The Warrington Local Development Plans" consider the existing infrastructure adequate to support the extra 500 new homes without any change. Far from it, the current infrastructure is inadequate for the current community and the road system is physically inadequate thanks to poor piecemeal planning in the past. The involvement and engagement of the local community in the Plan has not happened.

Infrastructure issues that appear to be ignored by the plan:-

- Doctors Surgeries / Schools are at capacity
- Post Office – closed (There used to be two for with a smaller population)
- Banks - closed. (There used to be three and two building societies for a smaller population)
- Library under threat.
- Traffic flows - both local and through traffic including:- Increasing traffic on through routes and lack of physical infrastructure to cope with a society that increasingly has goods delivered by commercial vehicles. There are many areas where hazards exist which will be made significantly worse as traffic increases.

Specific Issues:-

Rushgreen Road Lymm.

The road in its current configuration cannot sustain the additional traffic that additional housing on the sites adjacent to it that are shown in the Plan for potential development (e.g including land opposite the Sainsbury's store, the land adjacent to Watercress Farm that would result in access from the Dairy Farm Estate).

I would suggest that, before putting the plan forward for further consideration, the Council send representatives to observe for themselves over a period (together with local community representatives), traffic on Rushgreen road – to consider the current traffic volumes, the physical width restrictions, narrow pavements, sight lines, use by cyclists, use by HGVs and other commercial vehicles and consider the impact of additional housing on that road capacity and safety. Currently traffic flows are regularly causing significant safety issues on that road. Recent

additional housing toward Outrington and factory development further afield at Carrington have exacerbated what has been an ongoing issue and the recent welcomed development of the Sainsbury's store have all drawn more vehicles onto this road. Clearly future housing development would bring additional traffic which the road system simply cannot take, and which would significantly increase the hazards to pedestrians and road users.

Dairy Farm Estate – Grassmere Road / Mardale Crescent / Thirlmere Drive

The potential release of Greenbelt land adjacent to Watercress Farm – It appears that the only access would be from Thirlmere Drive off Mardale Crescent – The impact on the narrow residential roads will be detrimental to the existing and future residents of the estate. An increase in traffic flow will create a seriously hazardous situation in a residential housing estate where there is a generous mix of families of all age groups. The roads are narrow and already there are issues with parking and the frequent and increasing number of commercial delivery vehicles. Further housing development would exacerbate the hazard to pedestrians including young children at play, mothers pushing prams who already need to be in the road when pavements are blocked, (particularly after the Council refuse collection has left bins blocking the pavements). An increase in traffic due to additional housing would be to the detriment all current residents and future generations. In addition, it should be noted that Mardale crescent has several significant apparent ridges (presumably land slip) that would deteriorate more rapidly with any additional traffic and certainly could not tolerate construction traffic. Further deterioration would require considerable remedial work and consequent costs to the Council.

yours faithfully

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