



Dear Sir/Madam,

We would like to take this opportunity to make known our concerns and views to Warrington Council's 'Preferred Development Option' and in particular in relation to Lymm. We believe that the past number set by the Government for new housing is no longer current and the Warrington plan needs to be revised to reflect this. The development period should also be reduced from 20 to 15 years. Warrington should not become a city. The values the town currently has would be lost and a sprawling city, with the inherent problems that these have is not beneficial or desirable. It is also vitally important that the villages of Lymm, Thelwall and Outrington remain separate and not be joined up by future housing developments. The character of these settlements needs to be protected.

In past years housing in Lymm has expanded at an alarming rate. This has already placed an excessive demand on roads, schools, doctors and dental practices. Page 43 of your document 'Settlement Profiles - Outlying Settlements July 2107' confirms that most schools, doctors and dentists surgeries are already 'at or near capacity'. It is therefore vital that before any future strictly limited housing development is proposed, additional school capacity and the construction of a modern health centre to replace the antiquated doctors and dentists surgeries, is undertaken.

Our concerns about any future housing developments in Lymm are as follows:

- The minor roads in Lymm already suffer from traffic congestion. Any site that is considered for future housing developments must be adjacent to a main road that can accommodate the additional traffic such as Higher Lane, Thelwall New Road, Cherry Lane and Rushgreen Road. Narrow lanes that are adjacent to many of the plots under consideration are already congested. It would therefore be unsafe to create a development that increased traffic volumes on these minor roads. Public transport is confined to a limited bus service, therefore any housing development will undoubtedly lead to greatly increased traffic on Lymm's roads.
- Areas of Lymm that have been highlighted for possible future developments such as Tanyard Farm and the site of ADS Recycling should be given priority, as development here has less of an impact on Green Belt farming land.

Objections to specific sites:

- Fields either side of the bridal path leading from Longbutt Lane through to Outrington Church and Outrington Lane are totally unsuitable for development. This land has been identified as having a 'Strong contribution to green belt' and therefore should not be considered. The reasons for this are that traffic on Outrington Lane leading to Sandy Lane is already heavily congested and at a dangerous level, especially at peak times. Traffic past the High School is also very busy. Housing on the plots would dramatically increase traffic on these roads. The narrow Longbutt Lane has already seen an increase in the volume of vehicles following the recent new housing estate on Longbutt Lane. It would therefore be unsafe to consider any development that increased traffic levels in any way on these minor roads.
- You have probably seen the recent brochure 'What can development provide for the people of Lymm?' www.higherlanelymm.co.uk. If not I will gladly supply you with a copy. We strongly believe that the proposals contained within this brochure are misleading. The landowners primary objective is clearly to remove congestion at peak times around Lymm high School, by the creation of a new bus access road to the school. The motive for this is that once the High School traffic congestion is reduced, development of the plots on Longbutt Lane and Outrington Lane will be less contentious. What the document fails to point out is

that if significant housing is completed on land adjacent to Outrington Lane and Longbutt Lane, traffic levels on these roads will automatically rise dramatically.

- Page 44 of Warrington Borough Council's 'Settlement Profiles - Outlying Settlements July 2107' document states that 'Views from the area are therefore less extensive with few internal views of note. Lymm water tower and St Peter's Church, Outrington are exceptions, forming local landmarks.' Any development of land either side of the bridal path leading from Longbutt Lane through fields to Outrington Church would damage and obliterate one the few 'internal views of note' and adversely affect one of the identified 'local landmarks'. Development here therefore cannot be permitted.
- The site at the end of Pepper Street and adjacent to the Bridgewater canal is also totally unsuitable for development. Increased traffic around Ravenbank School would be unsafe and the pinch point as Pepper Street approaches the village is already a problem for vehicles.

We trust you will take our views and those of many Lymm residents into consideration, when making your future decisions.

Kind regards,

[Redacted signature]

[Redacted signature]