

From: [REDACTED]
To: [Local Plan](#)
Subject: SHLAA Ref: 1528 / Site Ref: R18/162
Date: 11 November 2021 12:04:52

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Date 11.11.2021

Re: Concerns regarding plans to build on green belt land SHLAA Ref: 1528 / Site Ref: R18/162

As a resident of Statham for over nine years I appreciate the need to increase housing stock but feel it is necessary to raise my concerns regarding the following proposals SHLAA Ref: 1528 / Site Ref: R18/162

Noise Pollution and Air quality

- The houses will be built close to the M6 Thelwall viaduct which is a source of both noise pollution and poor air quality. Recent events such as Covid have highlighted the detriment to health for those living close to busy roads and reports such as in the Independent Nov 2019 highlighted development problems in children and a 10% increase in the number of people developing lung cancer for those living by busy roads. Health and well being of the population must be a priority when looking at where and when to situation new housing developments. I would say housing built virtually underneath Thelwall Viaduct does not meet this priority.

Environmental Impact

- Additional housing with the inevitable increase in private cars will not only affect persons living in or near to those houses but also has a detrimental affect on wildlife alongside trees and plants. Animals are known to alter their natural behaviours or relocate to avoid noise areas e.g. the badger setts that have been destroyed/disturbed due to the buildings put up behind Sainsburys on Rush Green Road. Access to nature is a strong pull for many people who have moved into the area. The destruction of green space will have a negative impact on a large portion of the local population and given the impact on COVID which highlighted the lack of green spaces in many towns and cities it really is important to take this into consideration both from a health and wellbeing perspective.
- The positioning of the houses so close to the primary school will also affect the children by reducing their contact with nature. The area proposed for development

with have a negative visual impact on the area on all who enjoy being outdoors and who use this area for physical and mental fitness.

Increased traffic/parking/Public Transport access

- The increase in cars which will inevitably occur will cause traffic disruption to those who use Warrington Lane, especially at school pick up and drop off times at Statham Primary and Little Foxes, will have a serious impact on those living close by. Already there is very little or no parking at some of the established houses leading to cars parked on public roadways being vulnerable to damage e.g broken wing mirrors and public transport subject to delays caused by inconsiderate parking.
- Where do I begin regarding access to public transport? We are currently served by CAT 5 and 5A which run between Warrington and Altrincham. When trying to use public transport to get to work at Wythenshawe Hospital or to visit Liverpool or Manchester I have been met with constant delays, long journeys (over 1 and half hours to get to work from Statham, via Altrincham to Wythenshawe and unable to get home via public transport after a late shift!) Unfortunately, I found no alternative but to use my car. Trying to get anywhere in the evening after 7pm is useless and as a single person find private hire too expensive. There is a shopper's bus which serves the local area but this is very limited in time and Lymm Village is not served by a sufficient variety of affordable local shops (one Sainsburys, a butchers and an expensive deli (Sextons). Whilst you're reviewing facilities etc perhaps you could have a word with the various Councils about the over supply of hairdressers/barbers and nail bars in Lymm Village?

Affordable housing

- I understand that the plans are for 1,2 and 3 bedrooed houses which is commendable as the area is already oversubscribed with large dwellings (unaffordable to the majority) but what is the provision for affordable housing for young families (I'm talking under 200,00) and how much is going to be given over to social housing? Both of these are lacking in the area with many young people (my own daughter included) having to move away to a more affordable area. Losing young people from the area will have a negative impact on local facilities and businesses such as schools and nurseries.

Education provision

- The increasing in housing stock will inevitably lead to a demand for more school places as well as pre-school and after school clubs. I am not convinced from the plans that sufficient thought has been given to this nor does it appear that sufficient funding will be provided so that care is affordable and in sufficient supply.

Medical provision

- Again the increasing in housing stock will inevitably lead to a demand for more medial services. The area is currently supported by two Local General Practices which are already over subscribed and again I am not convinced from the plans that sufficient thought has been given to this nor does it appear that sufficient funding will be provided so that care needs can be met and in sufficient supply. I understand there is a plan being mooted to build a health centre behind Sainsburys on Rush Green Road. This facility would certainly be an asset to the community but I would consider its location as this area has a large elderly and aging population whose needs are not met by the current public transport situation.

Drainage/flooding concerns

- The proposed houses will be built in a flood 1 zone. I understand that the flood risk is low and I also understand that flood zones were essentially created to help in planning applications and do not necessarily mean somewhere will or will not flood. My concern is that in the 9 years I have lived in this area the field on the same side as the primary school has constantly had problems with standing water due, I assume, to poor surface drainage. I am concerned that although the new buildings

will have modern drainage facilities these facilities will inevitably link in and flow into the older ones which are no longer fit for purpose. I am concerned that this will cause further areas to flood and public roads to become impassible due to standing water (already a massive problem on Stockport Road/Warrington Lane junction) and places such as Pool Lane where the water has been known to reach the end of the houses on Brookside Road.

I hope you will consider the concerns raised.

Yours sincerely

Carol Devine

Sent from [Mail](#) for Windows