

Dear Warrington Borough Council,

We are writing to oppose the planning proposal of over a 100 new houses and a health centre on the Tanyard Farm site off Rushgreen road for the reason we feel it is unsound and fails to comply with the duty to cooperate.

The local plan speaks of protecting and enhancing the east and south green belt boundaries however there is no mention as to how you will protect the west boundary of this site. This area comprises of a natural stream (registered with Chester Zoo) and many mature trees which provide a natural boundary and screen between Fletchers lane and Tanyard Farm.

As residents of [REDACTED] our house directly overlooks the Tanyard farm site. Fortunately our house is currently screened by the above natural boundary ; a stream (registered with Chester Zoo) and woodland area with mature trees. This acts as a natural habitat for Herons, pheasants, badgers, bats, bees and a wide variety of birds. This greenbelt area was the main reason we decided to buy our house five years ago and we believe determined the high valuation of £400,000. We both work in very stressful fulltime jobs, are parents of two young children and rely on living in this quiet greenbelt area for our own wellbeing. We are concerned that the building of over 100 more houses and a health centre on this site will dramatically change this landscape and as a result our quality of life, this development will have a devastating effect on the wildlife and their habitat and devalue our house significantly.

To support this argument I have contacted two local estate agents and enquired about the possible effect being overlooked by 200 houses and a health centre would have on the value of our house. Both estate agents have informed us that having mature trees and a wildlife habitat behind our house certainly adds to the charm and subsequent value of our property and without these unique and stunning features the value of our house could decrease by around 10% (£40,000). This is a huge concern to us and is causing both myself and my husband a lot of stress and worry.

We did not oppose the initial building of 64 houses on this site as we are reasonable people and understand the need for more housing in Warrington. We were happy that this build would not affect the natural habitat of the wildlife behind our house as the plans showed it would be situated on the previous outbuildings used for various other businesses. We had some concerns around the amount of traffic this would create however again we have been reasonable and done our best to accept that changes will happen in our village.

Despite this we feel very strongly that increasing this proposal by a further 100+ houses and a health centre would be devastating. This is an unreasonable amount of houses and cars (300+including the 64 that have already been built) for this area and would be adding to the hugely congested situation of Rushgreen Road. As it currently stands Rushgreen Road is highly dangerous. There are no speed cameras, sleeping policemen etc and cars regularly drive at 50mph+ on this road. Pavements are extremely narrow and allow only for pedestrians to walk in single file. Buses have to mount the pavement when they encounter each other on this road as the roads are not wide enough for two large vehicles to pass each other, this again endangers pedestrians. A neighbour of ours was in fact hurt by a lorry's wingmirror as he passed her so closely whilst she was walking on the pavement. As parents we worry greatly about our children using this road to walk to school, increasing the traffic by a minimum of 400 cars (plus the number of cars a health centre would generate) would be both reckless and disastrous.

We feel that it is unfair to target the Tanyard Farm site to support 200 (in total) of the proposed 430 houses in Lymm by 2022 this is 46.5% of your proposed target on one site. A site that is unsuitable for this development due to the infrastructure of the roads, volume of traffic already in this area and the unsuitability of pavements for the safety of pedestrians.

To summarise our concerns we believe the plan to develop the Tanyard Farm site is not sound due to the following:

- There is no justification for this amount of growth in one very congested area.
- This area of greenbelt is highly valuable as a natural habitat for wildlife and would be destroyed by such a large development.
- Without this area of greenbelt the historic settlements of Rushgreen and Outrington would merge and encroach into the areas of countryside.
- Rushgreen Road is already a very dangerous and congested road which struggles to support current volume of traffic.
- This development would destroy the character and green areas of Rushgreen road which fortunately still has a countryside feel as a main through road to the centre of Lymm.
- Pedestrians would be in danger using unsuitable pavements with a much higher volume of traffic, especially children walking to the local primary and the High School down this main route.
- There has been no correspondence or clarity as to how this development would look and the effects it would have on the natural wildlife habitat behind our house.
- The development would devalue our house if mature trees were removed and Fletchers lane became overlooked as a result of this- this is causing us undue stress.
- Our health and wellbeing is being compromised by the prospect of this unreasonable development proposal and the possibility of destroying the natural wildlife habitat and greenbelt area behind our house.

Please note below are the areas of the Proposed Submission Local Plan that we feel have not been taken into consideration with regards to the West boundary of the site (behind Fletchers Lane):

*Natural Environment 11. The layout of the development should take account of existing landscape features, including trees, ponds, watercourses (including the Bridgewater Canal) and significant hedgerows and ensure the site contributes to the wider objectives of the Northern Forest.*

*Green Belt 12. The east and southern boundaries of the site define the Green Belt boundary. A landscape scheme will be required that retains and enhances the trees and hedgerows along these Green Belt boundaries, and enhances the setting of the Bridgewater Canal.*

We trust that you will consider the points we have raised in this letter and as a result will endeavour to protect existing residents, their quality of life and their homes as well as our environment, wildlife and their natural habitat.

I have attached some images to show the natural boundary behind our house.

Yours sincerely

Lindsay and Paul Regan

