

From: [REDACTED]
To: [Local Plan](#)
Subject: SHLAA: Statham/Pool Lane OS4 Lymm
Date: 13 November 2021 15:13:56

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Date: 13.11.2021

Re: Plans to build on Green Belt Land (Statham/Pool Lane)

To whom it may concern.

I have been a resident in Statham for over 20 years and have already seen a massive increase in new housing during this period. I was very sad to learn that plans have already been agreed for additional housing to be built in this area. One of the major reasons for people to have moved here, myself included, is the access to nature and the countryside, which is at present being destroyed in so many ways and on so many levels. Sadly, I feel these decisions for building houses are being rushed through due to the Environment Act soon to be passed which will require all housing to meet a specific level of sustainability by circa 2025. I fully understand the balance required to achieve sustainable, affordable housing, however, totally disagree with the building on the above areas for the following reasons:

Affordable Housing

Although I understand the plans have highlighted the need for affordable housing, including 1,2 and 3 bedroomed houses, experience shows that this kind of proposed plan does not usually come into fruition. All previously built housing including 1, 2 and 3 bedroomed houses are still out of the price range of the majority of young people from this area (Statham). All friends' and families' children have had to move out of the area due to this and this includes some of them being on a fairly substantial wage, so what exactly is 'affordable housing'.

Road Infrastructure

The current roads around this area are already full and often dangerous due to parking, general usage and the increasing number of cars on the roads to date. This is especially evident at school drop off and pick up times, when cars are often damaged, buses find it difficult to get through, cars are parked on pavements making it difficult for parents with buggys to pass forcing them into the road. Warrington Road is the proposed access and egress for all the proposed housing. This is a country road and not fit for purpose for the massive increase in cars these proposed plans will bring. The building of so many new houses will only increase this already evident and dangerous problem.

Public Transport

This is already abysmal. There is little that I can comment here as it is severely lacking and does not encourage usage due to limited destinations, poor timings (often just not turning up) and routes constantly being reduced. This would not cope with any amount of increased population and certainly in its present state would not encourage new residents to use it.

Noise Pollution

I find it very worrying that the council are prepared to allow houses to be built on an area of land that is so close to the Thelwall viaduct which is a known source of both air and noise pollution. The people buying any houses in this area may not have local knowledge of the affects the M6 (the artery of England) could have on their health and wellbeing. WBC should be prioritising this at this present time considering Covid has highlighted the negative impact living near busy roads can have on all ages in respect of both physical and mental health.

Flooding

The plans suggest that houses will be built in a flood 1 zone area which appears to be 'low risk'. The fields near the primary school more often than not suffer drainage problems likely due to poor drainage facilities. No doubt new drainage systems would be considered but these would still drain into the old systems that cannot cope with the present amount of water. More housing here will just push flood waters elsewhere especially around the junction of Warrington Road and Stockport Road where plans were stopped for the airport car parking for this very reason. It took a considerable amount of time to address the flood/drainage on the Transpennine Trail under Stockport Road, just more evidence of how the area is prone to excess water and poor drainage and the lack of priority to address these issues.

Floods have also been noted in the past 2 years around Pool Lane where water has breached the end of Brookside Road. Plans to build houses around such an area would be a poor decision and have no foresight into the future problems which would undoubtedly ensue.

Schools

The plan will surround the school taking away the children's view and connection to nature, when this is exactly what we are trying to achieve with the younger generations for them to appreciate and be part of nature and the wider environment and to reap the benefits as we have done.

Education

I understand that Statham School has already been earmarked for 2 forms per year, considering this is a village not a town or city I find this very detrimental to Lymm and what it stands for. I am not convinced that sufficient thought has been given to funding education/care for so many new families (affordable housing).

Public right of way.

The path is used regularly and the openness and feeling of wellbeing that walking through here gives to local residents is immeasurable especially since the pandemic. I have walked through here this morning and find it very disheartening to think that this view could be taken away from myself and local residents if these plans go ahead. The path will just be a walk way through houses which would very likely be unlit, dark and encourage litter and crime.

Nature

It is sad that WBC are not embracing and encouraging the need for people to connect with nature and instead seem desperate to destroy what we have left by building on land which will disturb so many habitats that have been established over many many years. Note the lack of consideration for the badger setts at the Rushgreen Road development, from this experience, I cannot see that consideration would be given to any wildlife if houses were to be built so close to the Transpennine Trail and on the surrounding fields.

Medical Provision

Increasing housing will inevitably increase the demand on the two already over subscribed GP practices. I understand consideration has been given to a new 'medical centre' in the Sainburys Rushgreen Road area. This location does not serve the people of Statham. Account needs to taken of the very obvious fact that residents wishing to see their GP are ill, may have difficulty walking and/or may not have transport. The local shopper bus/public transport will not be able to serve all these people enabling them to reach appointments on time or at all. Again a detriment to their health and wellbeing.

This development plan is not fit for purpose and very likely will create long term costly side effects for WBC. I would be grateful if consideration could be given to the above very real concerns.

Many thanks in advance

kind regards

Joanne Green