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**From:** Pippa James [REDACTED]  
**Sent:** 15 November 2021 12:23  
**To:** Local Plan  
**Subject:** Local Plan Consultation

I believe that the Local Plan needs to be modified to encompass the following:

- The housing needs methodology needs to be updated to take on board the need for less houses. The 2014 figures used are now 7 years out of date and are based upon economic growth forecast figures which are rather optimistic. Obviously at the time they were produced, no one could have predicted the detrimental effect of Brexit upon the economy or the devastation of the Covid pandemic.
- The very recent Conservative Party Conference discussed stopping building upon the Green Belt. This would have a very large impact upon the Local Plan.

Rushgreen Road site, Lymm

- Rushgreen Road is a very busy road which is incredibly narrow in places, and is particular at the junction of Rushgreen Road and Fletchers Lane. If a bus or large HGV needs to pass, cars often have to mount the pavement, potentially endangering pedestrians.
- If a minimum of 136 houses and a new health centre (to house the 2 existing GP surgeries) are to be built upon this site, the traffic will increase considerably and Rushgreen Road will become even more congested and dangerous.
- The demarcation between Oughtrington and Lymm will be further eroded, flying in the face of current Green Belt legislation.
- The site borders the canal in Lymm and so instead of viewing green fields, all that will be seen will be another housing estate.
- The field proposed for the 136 plus homes and health centre currently is home to numerous flora and fauna. There are several badger setts, crested newts and nesting birds. Since Bellway Homes starting building on the adjacent field (64 houses), a couple of the badgers have been forced from their homes and ended up getting killed on Rushgreen Road.

If the proposed development does go ahead then any homes built upon the Green Belt should be designated affordable and social housing. Lymm is predominantly made up of privately owned houses that are too expensive for most people and certainly out of reach for anyone earning the average national wage. If the Six/56 development goes ahead at Junction 20 of the M6 then it will need a lot of low skilled/low paid workers to staff it; where are they going to be able to afford to live?

In terms of infrastructure, the bus services for Lymm are wholly inadequate. Currently the village has a population of circa 12,000, and if there are a minimum of an additional 306 houses, that could add another 1,000 people (including children) to the total. The Cat 5 and Cat 5a buses are super but only run once or twice an hour and the last bus from Warrington to Lymm is at 1853 on weekdays. The road and bus infrastructure needs to be vastly improved for the proposed developments in Lymm to work.

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