

[REDACTED]

From: Ali Ellam [REDACTED]
Sent: 15 November 2021 15:41
To: Local Plan
Subject: Warrington Local Plan PSV2021

Hi

I'm writing to add my personal objection to the revised local Plan of Warrington. As a local resident of Stockton Heath who is passionate about protecting the open spaces and environment within these.

Reference the SEWUE designated land bordered by Lumb Brook Road, Stockton Lane, Parr's Wood, Bridgewater Canal and Broad Lane named on an indicative developers map as "Lumb Brook Green"

It is blatantly obvious that the Planners, Land owners (HE) and potential developers (Miller Homes) have no local knowledge of the area and the traffic chaos and strain on the local infrastructure any development on that land would bring.

At the Northern junction of Stockton Lane and Lumb Brook Road is Lumb Brook Bridge with single lane traffic control under the Bridgewater Canal which in the space of 200 meters you have another set of traffic lights to go left on to Grappenhall Road towards Stockton Heath or right on to Chester Road after which in another 2 to 300 meters are another set of traffic lights to take you left onto Ackers Road or ahead on Chester Road. The reverse journey is just as chaotic heading back up Lumb Brook Road. As this is a hazardous junction for pedestrians especially school children these lights are to be phased to allow pedestrians to cross, this will undoubtedly add to the traffic chaos.

Stockton Lane is a popular local walking lane taking you by the canal past a few characterful houses then a single story sports club with Tennis courts, football and rugby pitches on the left. On the right is grade 2 agricultural worked land with sweeping views towards St Elphins church in Warrington. The lane then leads on to Broad Lane turning left takes you on to another single tract traffic light controlled hump back bridge over the Bridgewater Canal onto Chester Road if you turn right it takes you on Broad Lane a country lane bordering Grappenhall Village conservation and past the Cricket Club. Let's now go back up Lumb Brook Road towards Witherwin Avenue. After coming under the Bridge first right is Bridge Lane giving access to the Cobbs housing estate, Cobbs Infant and Nursery School, Broomfields Junior School and access to Bridgewater High School this is a busy populated area with care homes, churches and mixed housing. Carrying on up Lumb Brook Road on the right is the Millennium Green to the left agricultural land and Parr's Wood a very popular area with walkers and locals which is also a buffer for the edge of the Grappenhall Heys developments.

The consented developments at Grappenhall Heys are already having a traffic impact on Lumb Brook Road especially at peak and school run times it becomes gridlocked.

The very thought of building circa 600 houses plus a school and construction of roads through the estate that seem to jump over the Bridgewater Canal to where? With mitigation of a play area and rugby pitch is bordering on at best madness at worst insanity.

This proposal has no credibility and must not form part of the PSV2021.

Yours

Ali Ellam