

Response to Lymm Local Plans November 2021

Dear Sirs,

My Wife and I are concerned about the local plan developments proposed for the Statham area of Lymm. We live [REDACTED] in Lymm and therefore see the congestion and difficulties that are already occurring in the area even before the development has started or been undertaken.

Here are our concerns:

- 1) Statham Primary will not be large enough to take the increase in children that will eventually arise as families settle in the area.

When our children attended Statham School, I became a parent governor and continued as a governor at the school for around 20 years. I am fully aware of the difficulties the school management will face with the expected increased class sizes and the need to fund additional teachers, also the number of classrooms available and facilities for the children. Hopefully things have improved in terms of funding since my time as governor but you should be aware that most of the families on this new estate will want to take their children to the local school and hopefully walk them to it (although Warrington Road is already a heavily congested road at school opening and leaving times) and therefore the current size of School will not cope and with the development going up around them the capacity for increasing the numbers of classrooms looks to be inhibited by the development itself. We already know of children who live locally who can't get into the School because of class sizes. I hope you have a solution for this and propose to significantly increase funding to the school.

- 2) The road Traffic along Warrington Road is already difficult for buses.

[REDACTED] we see much traffic along the streets at School leaving time, parents picking up their children particularly in bad weather. Warrington Road/ Star Lane is on the Bus route and given the narrowness of Warrington Road and the blind bend after the School, the buses have great difficulty manoeuvring and getting past parked cars particularly at School leaving time and sometimes having to wait at the end of a very long queue of parked vehicles in order to get through. The concern is that this situation will get worst because of increased numbers of School pupils and families parking in the area.

- 3) The proposed development is on Greenbelt land that is subject to flooding

We strongly object to the development of housing on green belt land. We have lived in Lymm for over 40 years and have seen a gradual diminishing of the greenbelt area around us. There must be lots of brownfield land that can be used. When we first moved to the area the houses in Turnberry Close had not been built. There was a field on the opposite side of Star Lane and it was subject to flooding at various times. When houses were built on it we were surprised because we knew that at certain times of the year the field was underwater. We were not surprised however when we learned that the houses had to be underpinned with large concrete rings in order for the foundations to satisfy the building regulations and to stop them stop sinking. Residents had to move out while it was done. That has seemed to work for the small number of houses built in Turnberry Close however for the field further along Warrington Road, where many more houses are planned, I would anticipate there will be similar flooding problems and a similar need for underpinning, particularly near the bottom end as the water drains down from the high ground. I hope you realise this and that your building contractor realises the additional costs that will be involved. We often see this field where horses graze, as a muddy bog near the road. With climate change worsening and the risk of flooding increasing this could be a potential future problem for any residents. You will also be removing many established trees which is a detriment to todays message to plant more trees because of climate change.

- 4) The field identified for housing includes a public footpath

We often walk along Warrington Road and are aware that there is a public footpath that goes up towards the allotments which is popular for dogwalkers and people walking in general and which is located right in the middle of the proposed redevelopment on the School side of Warrington Road. How are you going to accommodate this? You

can't remove it. You will still have to allow access for people to walk all the way up at the footpath location. You will have to bear this in mind in the planning of any houses to be located in this field.

5) Noise and pollution

The planned redevelopment is in an area that is close to the Thelwall Viaduct. From where we live some 50 or more yards further away we can hear the noise from the traffic on the Viaduct such that we have double glazing in all our windows, and any residence living nearer to it will have an increased problem and will have to have the same. Sitting outside at certain times of the day is very noisy. Have you measured the noise level that any residence will face? I have recently walked along Pool Lane by the side of Statham Lodge and the noise level is at times very loud. Add to that the pollution caused by the flowing traffic which because of the two-viaduct construction has significantly increased in recent years, then we feel you are siting the development in an environmentally hazardous area. Indeed, the siting of a school near such an environmental hazard seems to be a very bad decision in the first place, we suspect however it is only there because the school was built first before the viaduct was constructed. There is no protection offered to residence and children living and at school in the area from the environmental effects of the Thelwall Viaduct. Indeed we feel that if you are considering going ahead, given today's stricter legislation requirements you should measure what the residence and children would have to face and also consider adding means of protection from the noise and the exhaust pollution and its potential long term effects on health and living standards.

6) Road connections to the A56

Finally, we would like to mention the Warrington Road connection to the A56 which is already a difficult junction to come out of. Significantly increasing the number of residence in the area will mean the junction will mean there will be even more cars using it, becoming more dangerous to pull out of, and a significant alteration would need to be considered to avoid the potential for serious accidents, possibly roundabouts, certainly reduced speeds.

My wife and I object strongly to the development you are proposing in this area of Warrington Road and we hope that you will reconsider it and move the development to a brownfield less congested site, and one that is more amenable to family living.

Yours Sincerely,



Derek and Pauline Buckthorpe



11th November 2021