

# Proposed Submission Version Local Plan

## PART A - About You

1. Please complete the following:

Please note the email address (if provided below) will be sent a full copy of the submitted response and a unique reference number.

**Name of person completing the form:** Professor Jamie Burton

**Email address:** [REDACTED]

2. What type of respondent are you? Please select one option only.  
If you are an agent please select the type of client you are representing.

A local resident who lives in Warrington

3. Please provide your contact details:

	Contact details
<b>Organisation name (if applicable)</b>	-
<b>Agent name (if applicable)</b>	-
<b>Address 1</b>	[REDACTED]
<b>Address 2</b>	-
<b>Postal Town</b>	[REDACTED]
<b>Postcode</b>	[REDACTED]
<b>Telephone number</b>	[REDACTED]

## PART B - Representation Form 1

1. To which part of the Local Plan does this representation relate?

From the drop down list please select one option.

Plan as a whole

2. What does your comment relate to? Please select one option.

None of the above

3. Do you consider the Draft Local Plan to be: Please select one option in each row.

	Yes	No
<b>Legally Compliant</b>		
<b>Sound</b>		X
<b>Compliant with the Duty to Co-operate</b>		

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate.

Please be as precise as possible.

Green Belt release in Statham, Lymm. The Implications of Green Belt Release document includes the smaller field north of Warrington road, adjacent to Oldfield Road and Pool Lane and the larger field adjacent to Statham school. This document claims that the larger field (lying between Warrington road and the Trans-Pennine trail-TPT) makes only a moderate contribution to green belt purposes for Lymm. This is not true for the existing residents of Statham, for whom it makes a major contribution and this document should be focused on Statham hamlet and not just the larger area of Lymm as a whole as the importance of this green belt is of major importance to the hamlet of Statham. There is a marked path through this field which provides a very important recreational opportunity as it links walks to the north of Statham to the Trans Pennine trail and Bridgewater canal. Surrounding this path with housing will significantly reduce its recreational value.

Statham is a separate hamlet to Lymm (separated by the TPT & canal & topography, from Lymm) and the development of these two fields would grow Statham by 20-25% which is an excessively large increase. The main road through Statham hamlet is currently unable to safely handle current traffic levels and cars regularly break the speed limit here. Drop-off at Statham school causes significant problems and the road from Meadow View Fisheries around the 90 degree bend at Whitbarrow Farm and up to the large scale new development on the old Lymm hotel site is not wide enough for two vehicles to pass each other safely. Minor unreported crashes are common and pedestrians on the pavement are not safe from vehicles new the bend (as evidenced by cars hitting hands of walkers and mounting the pavements). Adding large numbers of large houses to these fields will put further significant traffic pressure on infrastructure that is already unsafe.

The northern field includes an area of floodplain. If these two fields are built on then this will significantly increase the local flood risk.

Building houses on these fields will reduce the important vegetation that currently acts as a buffer, soaking up pollution from the M6 before it rolls over Statham and the rest of Lymm. Residents of the new and existing houses will be at significant pollution risk; as will the children at Statham school.

The implications of green belt release document proposes the development of a "new recognisable and permanent Green Belt boundary" - this promise seems unlikely to be 'permanent' in the normal sense of the word as presumably, if it survived for any significant period it would be at great risk in 18 years when the next plan is rolled out.

The development at Watercress Farm is going to create further pressure on Rushgreen road which is also unable to cope effectively with traffic volumes.

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination).

You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text.

Please be as precise as possible.

Recalculate housing need based on more up to date data. The plan seems to be based on an over-estimation.

Consider the impact of green-belt loss at a local level (Statham) rather than at the aggregate level (Lymm) as this provides a much more accurate picture of the negative impact of loss of amenity.

Use brownfield sites instead of green-belt

Consider closing Whitbarrow road at Whitbarrow farm and pedestrianizing it: it is already overwhelmed and extremely dangerous at this point and will be considerably worse once the developments on the Lymm hotel site become operational. Consider alternative routes via Star Lane and/or creating a new link from the proposed development (if it goes ahead in reduced form) to Camsley Lane. At a minimum restrict the width of vehicles to improve safety.

Lymm and Statham travel infrastructure is largely West to East. Consider how improvements might be made to north-to-south routes in order to reduce the huge pressure on key roads including Rushgreen road, Eagle Brow, Higher Lane and lesser roads such as Whitbarrow road.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

You have just completed a Representation Form for Plan as a whole.

Please select what you would you like to do now?

Complete the final part of the form, Customer 'About You' questions and submit response **(Part C)**