

From: [REDACTED]
To: [Local Plan](#)
Subject: Comments on Warrington Local Plan
Date: 07 November 2021 18:44:12

Hi

We wish to outline the following concerns associated with the draft Warrington Local Plan 2021.

We live off [REDACTED], we have the specific concerns in relation to proposed development of Thelwall Heys site:

1. Lack of infrastructure - the proposed development is going to inflict substantial impact upon the existing local transport links. Thousands of road journeys are going to be added on to the A50 and on to the A56, as well as [REDACTED] which would become more hazardous and polluting. The local schools, healthcare arrangements etc would be further burdened.
2. Abuse of greenbelt/ agricultural land - The land, pasture, hedgerows around the Thelwall Heys areas is/ are well established. It is high quality countryside and makes a positive contribution towards slowing down global warming.
3. Wildlife preservation - This area provides much rich habitat to bird and wildlife species. Housing construction needs to be conditional on the proper consideration of the impact upon wildlife.
4. Urbanisation - The Thelwall Heys area provides a valuable green space which is well utilised by individuals in pursuit of outdoor activities. It makes a positive contribution to health and welfare.
5. The Thelwall Heys area appears like a 'soft target' to planners, developers and landowner/s. It exists in an area where property prices are high and offers a large return. If WBC was behind local needs and views, I would expect it to support objections. The draft plan suggests otherwise.

We have some general concerns regarding the wider plan and its basis:

1. The draft plan assumes a level of growth, these are based around current 'norms'. Future plans need to account for changing needs to minimise impact on the environment and to reduce global warming. The plan needs to provide an assessment and commentary on the predicted carbon footprint of all the proposed developments.
2. The draft plan should be revisited to increase usage of brownfield sites. The centre of Warrington and some of the peripheral areas are littered with empty former retail units. These should be exploited to be repurposed to provide a range of housing. Notably most of these areas are close or adjacent to existing transport links.

We trust you will account for this input into the revision of the draft 2021 Warrington Local Plan.

Alec & Sarah Glover,

