

From: [REDACTED]
To: [Local Plan](#)
Subject: Thelwall Heys and the local plan consultation - Objection
Date: 08 November 2021 20:06:47

Dear Sirs

I am writing to strongly object to the plans to develop within Thelwall Heys.

Firstly I must state that it is a sad situation to even be having to write. It is my understanding that the site was put into green belt in the early 2000's. So what has changed?

On the 6th October The Telegraph reported

Boris Johnson pledges no homes will be built on green fields

So why is this application still proceeding when the leader of the country states this? Have The Telegraph mis-quoted? This in its own right should be objection enough. Of course it isn't.

So let's consider the flooding risk of building on fields that are a natural flood plain for the neighbouring area as water runs into the River Mersey. Where is this water going to go? With increased risk of extreme weather conditions under global warming reported by several sources, where is this water going? The canal bridge under Cliff Lane has flooded regularly. The road on Weaste Lane floods regularly with huge swathes of water at different points. Please read the helpful GCSE revision guide from the BBC <https://www.bbc.co.uk/bitesize/guides/zgycwmn/revision/1> if you need reminding of the basics. e.g.

Human factors increasing flood risk:

urbanisation , because towns and cities have more impermeable surfaces

[Rivers and flooding - KS3 Geography Revision - BBC Bitesize](#)

Learn and revise about rivers and why they flood. Examine hydrographs and case studies of recent world flooding disasters with BBC Bitesize KS3 Geography.

www.bbc.co.uk

Access, speeding and pavements.

The new builds will generate additional traffic. This is on roads and pavements where speeding on the A50 at Cliff Lane is already unacceptable (please ask Cheshire Police for their data if you have not already seen this) Pavements have not been maintained nor currently are wide enough on both the A50 all the way from the M6 to The A50/A56 junction (there is also no pedestrian crossing at this junction currently) Pavements are also unsatisfactory along Cliff Lane and Weaste Lane. I welcome planners to walk these pavements both in the day and at night and challenge them not to put on step on the road. This area now is dangerous for pedestrians without the potential increase of circa 600 additional cars.

Infrastructure

With the additional cars come additional traffic and challenges in the near vicinity. I ask you to consider the current parking challenges at the Tesco Express store on the Knutsford Road at peak times. This is the nearest food store to the development. A potential and likely increase in visitors will create access difficulties along the A50 as cars are parked inappropriately on the road. The same applies to other outlets in the area. I cannot see any guarantees for additional schools and medical services.

Wildlife and general health and wellbeing

One of the benefits of living on Weaste Lane is the access to the Bridgewater Canal and Trans Pennine way. This creates a great wellbeing space for the number of people now working in a hybrid way or working from home post pandemic. A change which many analysts believe is permanent. This environment supports positive mental health and wellbeing for many. Talking exercise reduces stress and stress related conditions, reduces the risk of type 2 diabetes and heart conditions and supports a free healthy lifestyle which can reduce the risk of obesity (again something our current Prime Minister himself is an advocate of - see The Guardian article from 27 July 2020

<https://www.theguardian.com/world/video/2020/jul/27/i-was-too-fat-boris-johnson-launches-uk-obesity-reduction-drive-video>



'I was too fat': Boris Johnson launches UK obesity reduction drive – video

The prime minister has formally launched the UK government's initiative to reduce obesity levels. In a video released by No 10 with an accompanying soundtrack, Boris Johnson said he had lost more than a stone since recovering from coronavirus, and had started going for a

run every day.

Connecting with nature supports mental wellbeing and I have seen hares alongside rare bird species such as grey partridge and skylarks. Where will these rare species go when south Warrington generally is under threat from building?

Finally what offsetting will you do for the loss of this environment? Our Prime Minister has stood up in front of the world making climate pledges this month. Is this development supporting that climate pledge. Please read above for the answer!

There are several brown field sites across Warrington that could be developed (sites I'm sure that received objections in the past and have subsequently failed in their purpose) I ask. Take a long and hard look at yourselves. What you propose can never be reversed.

With thanks in hope you consider making the right decisions.

James Smithyes

