

From: [REDACTED]
To: [Local Plan](#)
Subject: Response to new Warrington Local Plan
Date: 09 November 2021 15:49:06

Karen Ling
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9th November 2021

Local Plan
Planning Policy and Programmes
Warrington Borough Council
East Annexe
Town Hall
Sankey Street
Warrington
WA1 1HU

Dear Sir/Madam

Re: Response to Draft Local Plan

I am writing to raise my concerns over some of the details of the most recent Local Plan proposed by Warrington Borough Council.

I am particularly concerned about the development of the Thelwall Heyes site currently ear marked for immediate development of 310 homes. Having read your Heritage impact statement for this area I notice that you have identified many conservation and heritage assets that will be impacted by this development some of them significantly. You propose actions to mitigate this impact for each individual asset but fail to consider the impact to the assets as a whole. Building on this area would remove the rural aspect of the area and the historic assets would be lost in the sprawl of the housing development completely changing the nature of the area.

This area is provides a rural back drop for both the Bridgewater canal and the Transpennine trail, both of which are well used. This is a valuable area for local residents providing them with a green space in which to exercise and enjoy other leisure pursuits, essential for the physical and mental wellbeing of the community. The Transpennine trail and the Bridgewater canal also form a boundary around this site on two sides meaning access to and from the site is limited. There is no information contained in the plan as to how the development will be accessed. I can only assume that the traffic from the development will have to form a junction with either Stockport Road or the A50, both of which are already incredibly busy roads where introduction of further traffic would certainly be unwelcome.

The entire plan seems to be very scant in terms of detail of the infrastructure that will be put in place. There is already an issue with congestion travelling from South Warrington in to the town centre due to the limited crossing of the Manchester ship canal, the Bridgewater canal and the River Mersey. Anyone living in the proposed South Warrington Urban Extension would necessarily contribute to this already over-burdened road network. Current public transport provision from South Warrington is poor and as both rail stations are in the centre of the town residents of South Warrington would have to use this road network to access them. There is no information in the plan as to whether there would be improvements to the public transport system in the area to mitigate the impact of so much development. Surely, this is something that should be addressed before implementing such a large development.

Of further concern here is the environmental impact of such a development on the already poor air quality in the area. Putting so much extra traffic on to the road is surely in direct contradiction with the government's current Climate change

aspirations for the UK.

This plan proposes to remove 1000 acres of greenfield from South Warrington but fails to justify the need for this. Brownfield sites need to be considered more fully before we change the nature of the town irreversibly for the worst.

Yours sincerely

Karen Ling