

From: [REDACTED]
Sent: 10 November 2021 19:44
To: Local Plan
Subject: The 2021 Local Plan Consultation by Warrington Borough Council - Thelwall Heys - Specific Points to Raise

To Whom it may concern,

I am writing to you this evening with regards to the proposed residential building at Thelwall Heys.

Thelwall Heys is my childhood home, and I think that the proposed plans to build around the estate are not well thought out. Below are some examples of why the building work will be a great disadvantage to Warrington South:

- Thelwall Heys is of great historical importance, during WW1, it served as a convalescent hospital and was awarded a plaque for its services. It exists within its own landscape which has been largely unchanged for decades, if not hundreds of years.
- We have taken great pride over the years to preserve the wildlife that frequents the grounds. We currently have a colony of bats, a pair of barn owls, pair of tawny owls, foxes, hedgehogs, wild birds including buzzards, kingfishers and kestrels, and a diverse insect population thanks to our wildflower meadow. I believe that if the planning that has been proposed goes ahead their numbers will decline considerably as their habitats will change beyond recognition. This loss of natural habitats is not just a blow to Thelwall Heys, but also to Cheshire as natural habitats in England are declining. You will no doubt be aware that 41 percent of UK species have declined since 1970s. The Council's plans make no provision for preservation of existing wildlife habitats.
- The infrastructure is likely to be unable to cope with the number of houses being proposed. Under current conditions we find that if there is any disturbance on the motorways (the area being situated just off the M6 and M56) all of the traffic from the motorways comes down Knutsford Road. This leads to severe delays through Grappenhall, Stockton Heath, Thelwall and all the way into Warrington. Adding to the traffic in this area with further housing is unlikely to help the problem. It is also worth mentioning that sometimes these delays are not caused by motorway delays but when the swing bridges are in operation. When the two issues coincide the tailbacks are outrageous and cause significant disruption. The Council has not proposed any significant changes to alleviate this.
- Further and in addition the local community structure, including GPs Surgeries and schools, are full to capacity. I recently called our local GP surgery to get an appointment for my son who is 2. It took me a staggering 90 minutes to get through to the receptionist due to the number of callers on the line. I would be grateful if you would note that my issue is not with the GP surgery itself, or the NHS Services, but the demand that has been placed on them given the poor planning to date. I truly believe that these local services will be crippled and the Council is yet to offer a way to alleviate the current problems, let alone the anticipated increased demand.
- There is a substantial amount of 'Brown Field' land that could be utilised in Warrington. Wouldn't it make more sense for the Council to utilise these sites before wanting to use up the green belt sites? Especially a site of historical importance and biodiversity.

- The area is already prone to flooding, existing within a flood plain. How does the Council intend to avoid the proposed new homes being subject to annual damage and/or to avoid new homeowners being subject to unexpected and massive insurance premiums?

Thank you for reading this email and i hope that my points are impacted your decision with regards to the plans of Thelwall Heys.

Kind Regards

Dariane Moore