

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** The 2021 Local Plan Consultation by Warrington Borough Council. (Opposed)  
**Date:** 11 November 2021 14:26:28

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Sirs,

I wish to express my absolute opposition to the proposed greenbelt land development plan for the South Warrington areas of Grappenhall, Appleton, Appleton Thorn & Thelwall Hayes for the following reasons:

- **The non-essential conversion of greenbelt and agricultural land contributing to more exurban sprawl in the locality with consequential detrimental impact on local ecology and migratory wildlife, air quality and landscape destruction**
- **Lack of adequate local infrastructure**
- **Capability of local road capacity to accommodate greater traffic demand**

**Specific opposition to the Thelwall Hayes planned development:**

This area is farmland that has been designated as greenbelt with a special character status, it is being correctly used for agricultural purposes and best benefits the community and country at large by being allowed to continue in this most important, but locally shrinking, role.

In 2006 this area was deemed unsuitable for development partly due to its importance in nature. It supports a myriad of wildlife, some species of which are dependent on specific habitat and are experiencing reductions in numbers due to environmental destruction through irresponsible land development.

It also supports a balanced diversity of flora in the form of field hedgerows and both young and mature trees. The importance of these to both local wildlife and our planet's atmosphere in general is without question, so much so that farmers and landowners are now actively and officially encouraged and compensated to protect and promote just such natural habitats as this.

- **The Locality -**

The land in question hosts amenities that are not only a publicised tourist attraction actively promoting the south Warrington area, but also provide comfort and pleasure to a vast amount of people. Warrington residents, visitors and tourists alike purposely use these routes on foot, bike or afloat to experience the attractive views and ambience that this lovely area famously provides. To develop this land would impact massively on the beauty of this area and compromise these sections of both the canal and the Trans Pennine Trail.

- **Natural water courses and flooding -**

Water flowing to the River Mersey from higher land uses numerous watercourses in this area. The adjacent and coterminous Cliff Lane is particularly affected by serious and impassable flooding numerous times each year. Development of this land and the compromises it would have on the natural flow of groundwater would, without any doubt, have a detrimental effect on this lane and greatly add to this very real and persistent problem.

- **Access -**

Access via Stockport Rd would require bi-section of the very popular Trans Pennine Trail with the resultant health and safety issues that it would bring to cyclists, horse riders and pedestrians etc.

Cliff Lane, a totally unsuitable option, is a narrow carriageway that is naturally restricted to single file contraflow under the Bridgewater canal underpass. This lane suffers from regular road closures due to the severe and disruptive flooding that despite numerous attempts to rectify over the years continues to get worse year on year. The current traffic flow has resulted in damage to cars parked outside my home.

- **Infrastructure -**

The above 'Lack of adequate local infrastructure' comments also specifically apply to Thelwall Hayes.

- **Capability of local road capacity to accommodate traffic demand -**

Almost daily, problems on the M6 cause the local section of the A50 adjacent to Thelwall Hayes to gridlock and pollution levels to rise. The daily addition of hundreds more local based car journeys from this development would further exacerbate this issue.

I sincerely hope that these valid reasons for objection to the current plan will be seriously considered before any decisions are made.

Mrs Gillian Jaehrig

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