

From: [REDACTED]
To: [Local Plan](#)
Subject: Local plan consultation and Thelwall Heys
Date: 11 November 2021 20:50:31

Dear Planners,

I would like to register my opposition to the overall local plan and in particular the issues relating to Thelwall Heys. I have lived and worked in Warrington for over 40 years.

The local draft plan needs to be changed for the following reasons:

- We MUST use all the possible brownfield sites around Warrington before we consider releasing any of the green belt land. The issue is that green belt land is much easier for developers to use as it does not need to be treated, as brownfield sites do. Why would they bother to use brownfield sites at all? Consequently we would lose huge areas of green belt whilst allowing ugly brownfield sites to lie empty.
- The traffic around Warrington is already horrendous at peak times and more housing would just create more chaos.
- It is true that we have good motorway links in Warrington, but by allowing further businesses to start up or expand will just create more chaos on our roads. Whenever there is an issue on the motorways, Warrington roads become gridlocked. The pollution this creates must be way above legal limits for a town such as ours.
- We should look again at the housing figures driven by the Government's formula which may be unrealistic for our town.

Thelwall Heys

- Road access to any big new development in Thelwall Heys would cause significant safety issues with the A50. This is a road that already has problems with speeding cars as it is a direct link to the M6 and M56. A housing development in this area would add a huge number of cars to what is already a very busy road.
- Thelwall Heys land is top quality agricultural land which with global warming etc. should be protected. The land was surveyed in 1995 by MAFF who stated that 68% of this land was very high quality and 31% was also Grade 3a agricultural land. This is better than the percentage of such land in Cheshire and also across England.
- Thelwall Heys has Special Landscape Character Status. The 2004 report for WBC identified Thelwall Heys as a landscape type worthy of this status due to its small-scale landscape of pasture, hedgerows and mature trees (all of which needs to be protected in light of the issues raised over global warming). The area was recognised as being distinctive from other surrounding areas. How can the planners now say that has changed? What is different in 2021 from 2004?
- The Grade 2 listed building which is Thelwall Heys would be fundamentally changed by the planned housing development within very close proximity to this historic building. It strikes me that developers want this land as it is easy to build houses on and they state that this section will be in the early part of the plan period.
- In 2004 the land around Thelwall Heys was surveyed and it was found that there were 32 different bird species in this small area, many of which were found to be of County importance. Has this been rechecked and what evidence do you have that Thelwall Heys' contribution as a habitat for endangered birds has changed? At the same time ponds at Thelwall Heys were surveyed and found to support rare water life, including beetle species. Any development in the area would cause the loss of these.
- In 2006 WBC defended the greenbelt status at Thelwall Heys against developers, so how has this changed now?

One of the most important issues is the level of flooding that is reported in the area. Surface water from Appleton Thorn and High Legh naturally make their way to the River Mersey along water courses that include Thelwall Heys. If Thelwall Heys was to be built on, where would all this flood water go? A point that is very important to me is if developers drain the land to build houses on, other areas of Thelwall could dry out and this might result in subsidence. As I live [REDACTED] this could create a potential big issue for myself and other residents.

- Finally, building houses on Thelwall Heys land would take away this very small but significant 'open' countryside which is enjoyed by a large number of Warrington residents.

Sharon Passey
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