

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** Local Plan  
**Date:** 12 November 2021 19:46:38

---

Dear Sir/Madam,

### **Brownfield as priority**

Brownfield sites near the town centre must be developed before green sites. The Council should do more to control this, otherwise in the early years, developers will go for easy-to-build homes on green sites, because they make more profit on these.

### **Infrastructure and More congestion**

The plan for using Thelwall Heys as building land by the council has, it seems, given no thought to the impact that 4200 new houses and the amount of traffic they will generate. Although only 2400 houses are now proposed before 2038, the remaining 1800 houses could still be built before then. There is no guarantee that the necessary infrastructure will be in place before houses are built.

The state of the roads in and around the Thelwall area are an utter disgrace so between building new houses and creating more traffic what is to be done on repairing existing potholes which are dangerous?

Paths around Thelwall also need re-surfacing- people walk on the road to avoid falling over. So before you think about new houses and new roads covering the countryside- make good the environment that already exists.

Aspirational mass transit ideas are put forward but with no details.

There is no rail access to the proposed logistics site meaning that all goods would have to be carried by road so adding to the traffic, pollution and congestion which plagues the town already.

### **Six56**

The Council has retained the deeply unpopular Six56 employment area next to Junction 20. This would require 137 hectares of Green Belt release.

Putting additional logistics sites next to an already congested motorway junction would be foolish. It wouldn't create jobs for workers who could afford to live nearby.

It would create more traffic and compete with nearby Parkside in St Helens.

It would use a large area of land and create very few high-quality jobs because of increasing automation.

We want this land to remain as Green Belt, but if it has to be designated for employment, far better for it to be a Green Science Park

### **Growth and Housing thinking not joined up**

A large number of homes are proposed for the town centre and this is welcomed but it is concerning that if Green Belt is released, then developers may be more interested in developing there, taking resources away from regenerating the centre.

Housing density has been increased in the town centre but there may be scope for higher densities in certain areas such as Slutcher's Lane.

If the hospital moves to another site, then this would free up brownfield land.

I would like the Borough Council to respond to me in detail addressing the concerns highlighted. I await a response.

Yours faithfully,

Mrs P Weston