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13th November '21

To whom this may concern,

I would like to express my deepest concerns regarding the most recent proposals for the development of South Warrington recently submitted. When initially proposed in 2017, I submitted my initial objection to the plans then, again to revised plans in 2019 and feel the current plan offers no significant improvement on the previous.

My wife and I moved to South Warrington from Manchester back in early 2013 having researched the area heavily and realising its beauty to allow us to raise a wonderful family. We now have 4 children, are heavily involved in our local community, thriving on all the local beauty we live in allowing both work and recreation in equal measure. I fear everything we moved away from Manchester for to raise a family, is due to be replaced here- the main reason for moving here in the first place!

My biggest objections are:

☐ Proposals for housing numbers still relates to economic growth from now redundant data. Given the economic crisis we currently find ourselves in, it appears a little too ambitious to work with such elevated numbers/ assumptions. Does this not require re-assessing based on the most recent census completed? The new proposal offers no change to this.

☐ New proposals to transform the green belt landscape across Thelwall Heys, Grappenhall and Appleton Thorn seems an inevitable regret in the future as we stand to lose over 1000 acres in total. Why having confirmed boundaries for green belt in the local area 7 years ago is it now OK to disregard these and build on such protected land. How can protected land mean so little these days? Have our beliefs change THAT much?? We currently frequently see Herons, woodpeckers, badgers, hedgehogs and a multitude of beautiful wildlife within our garden and surrounding area which will be forced away or be prevented from surviving in the locality if the development is agreed.

☒ The beauty of South Warrington is encapsulated in small villages such as Thelwall, Grappenhall, Lymm, Appleton Thorn etc. This Village lifestyle will be transformed and lost forever creating urban sprawl which has previously always been protected against. The new plan offers nothing to reduce this affect. Adding the Thelwall Heys development actually adds to this more than the previous proposal.

☒ Air pollution is already poor in the area with such volumes of HGVs passing through and around Warrington, but the development of such vast expanses of commercial warehouses is likely to dramatically worsen the situation. This is exactly one of the reasons I escaped Manchester and it is likely to be worse if all proposals get passed. Air pollution has direct correlations with increase in health issues and certainly not where I would like to raise my young family. The new proposals offer no solutions to this.

☒ Green belt is protected land and as such, “special circumstances” are required to build on this land. Whilst I understand that the Government has requested development visions for the future, it seems excessive the numbers of acres lost when further brown field sites are not being fully explored> I do however welcome Fiddlers Ferry site being explored in the new plan. The green belt boundary was only confirmed 7 years ago and was supposed to be valid for at least 20 years! This now appears laughable given the proposal.

☒ Congestion and traffic is already a huge issue in Warrington with the existing numbers of people residing in the region. To build the numbers proposed without dramatic change to the infrastructure will simply lead to gridlock and will turn both people and business away from the area not encourage a flourishing and thriving local economy. The M6 is frequently a car park anyway and I feel adding 4200 homes to the “South East Warrington Urban Extension” with a likely extra approximately 10,000 cars is unlikely to improve the areas fluidity! There is no change in planned infrastructure regarding the Thelwall Heys development for access for another 310 houses so likely approximately 5-600 more cars. This is likely to cause significant rises in congestion along all surrounding access roads which already congest so easily.

☒ Warrington Hospital already finds itself at breaking point and would require significant extra funding to be able to accommodate such vast numbers of extra people in the region. Nothing has been mentioned regarding this in the new proposal. I also see no proposals for other public services such as schools. How would the current schools accommodate the potential additional families?

❖ Thelwall Heys provides much needed drainage to the surrounding areas. Weaste Lane is already regularly flooded in the areas near the canal and this would only worsen, potentially flooding Thelwall as well.

- ❖ With many people now working from home; the town centre has more and more offices empty. Why can these not be converted into town centre accommodation prior to the use of Greenbelt land? In a world where we are meant to be looking after the planet more and becoming more carbon neutral; it does not make sense to destroy Greenbelt when alternatives are available.

I hope that your proposals are re-considered and whilst I understand there is a constant need for development as directed by Government, I hope it can certainly be dramatically reduced in scale to reduce the potential harmful affects both now and on our childrens future.

Yours Faithfully

David Williams and Suzanne Williams