

From: [REDACTED]
To: [Local Plan](#)
Subject: Fwd:The 2021 Local Plan Consultation
Date: 14 November 2021 13:10:27

From: [REDACTED]
Sent: Nov 14, 2021 at 12:47 PM
To: localplan@warrington.gov.uk
Subject: The 2021 Local Plan Consultation

From

Philip Adams

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I wish to raise an objection to this application on the following grounds. This site is on greenbelt land and I believe this development would be inappropriate as there are no exceptional circumstances to warrant its use. I am very concerned that allowing this development would set a precedent to allow further developments on prime agricultural land in the area.

This land was graded in 1995 by MAFF (now DEFRA) as 68% grade 1&2 and 31% grade 3a farmland. In view of recent Brexit developments and shortfalls I feel this land is far more valuable for food production than for housing, which can easily be built on the many brownfield sites that are regularly appearing around old industrial sites around Warrington town.

This area of Warrington is heavily affected by the excessive amount of traffic pollution, noise and speeding problems due to its proximity to the complex motorway network nearby. The slightest problem on any of the motorways result in total gridlock from the traffic leaving the motorways to find an alternative route through town centre.

Thelwall Heys is a haven for wildlife, birds of prey, owls, wild countryside birds, voles, bats rabbits and hares. There are many ponds, hedgerows and trees in this area which contribute greatly to the eco- system. This was confirmed in 2004 by an environmental survey which concluded around 32 bird species were present. This survey has not been repeated in the 6 week consultation plan period but there is no information given stating anything has changed.

The draft plan states building will take place during the early part of the plan. Inferring that the Thelwall Heys development will be an easy win.

This site was put into green belt the early 2000s, in 2006 developers tried to overturn this. WBC defended this green belt vigorously, what has changed.

There is a real existing problem of flooding on Weaste Lane , Cliffe Lane and the Bridgewater Canal underpass which I feel will be compounded by development of this land.

Also access to this site has not been defined in the local plan, as mentioned earlier this is an area of extreme traffic congestion and I worry that Weaste Lane will be used more and more as a rat run by traffic from the future residents.

There is a complete lack of infrastructure in any of the plan. Hospitals and medical centres are stretched to capacity with astounding waiting lists as it is. There is nothing in the plan to cover education facilities or reliable public transport systems. The South Warrington areas already have huge traffic congestion problems due to the motorway access and lack of crossings for the Manchester Ship Canal and River Mersey.

I consider this Consultation Plan to be unjustified as it is not sound or deliverable and has no inclusion of basic infrastructure needs.

Yours faithfully P Adams

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