

[REDACTED]

From: Geoff Jaehrig [REDACTED]
Sent: 14 November 2021 15:41
To: Local Plan
Subject: The 2021 Local Plan Consultation by Warrington Borough Council. (Opposed)

Dear Sir,

I wish to register my **opposition** to the proposed greenbelt land development plan for the South Warrington areas of Grappenhall, Appleton, Appleton Thorn & Thelwall Hayes.

My opposition is predicated on

- **The non-essential conversion of greenbelt and agricultural land to the detriment of the 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**

Specifically, I am opposed to the Thelwall Hayes area development which has been designated greenbelt, with **Special Landscape Character Status**, that in 2006 was deemed unsuitable for development, in part due to its importance in nature. Farmers and landowners are now actively and officially encouraged and compensated to protect and promote just such natural habitats as this.

To develop this land would impact massively on the beauty of this area and compromise the ambience and views of Warrington residents, visitors and tourists using these sections of both the Bridgewater canal and the Trans Pennine Trail.

It is unclear how access to would be gained both during the development and subsequent occupation of Thelwall Hayes.

Access from Stockport Road is difficult and would also require crossing the Trans Pennine Trail. Access and egress from Thelwall Hayes onto Stockport Road would be extremely disruptive at peak times.

Access from Cliff Lane would be even more unsuitable. This is a narrow road, often used by Bridgewater canal walkers etc to park their vehicles and further complicated by single file contraflow under the Bridgewater canal underpass and the junction with Weaste Lane. As a resident of [REDACTED] we already see large vehicles, unable to get under the low headroom underpass, having to reverse and turn around in Stoneleigh Gardens. There have been several incidents of this damaging parked cars. Cliff Lane also suffers from regular road closures due to the severe and disruptive flooding of the underpass, despite numerous attempts to rectify this over the years. Thus access and egress from a large housing estate on Thelwall Hayes at peak times would cause a backlog of traffic, even before waiting to turn onto the congested A50. An example of such congestion is the egress from Lumb Brook Road via the single file canal underpass onto the A56 Grappenhall/Chester Road.

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 trust the my opposition to this development will be noted and my reasons will be given due consideration.

Mr Geoffrey Jaehrig

