

From: [REDACTED]
To: [Local Plan](#)
Subject: Objection to local plan
Date: 14 November 2021 17:30:17

To whom it may concern

I wish to object to the proposed development of approximately 310 houses at Thelwall Heys as part of the local plan.

I don't think this land should be released from greenbelt and the building of the properties will have a detrimental impact on the surrounding area. Wildlife will be lost and the celebrated village character will be swamped and disappear.

This area provides much needed tranquillity not only to local residents but also to those users of the Bridgewater canal and Trans Pennine Trail and the pleasant walks and views along both will be destroyed as currently neither are overlooked by urbanisation.

I fear that the release of this area of green belt will then allow for further release of other green belt areas and the urban sprawl will cover many fields that are currently enjoyed by many people for relaxation, exercise and mental wellbeing. The development currently ongoing at Grappenhall Heys is a prime example of this as this area has been decimated by the current housing development with the loss of a huge area of green fields.

There is no site access shown on the plan for entry and exit roads for the development, which to me indicates a lack of attention showing that very little thought is behind this element of the plan in particular. How can the proposal be allowed to go ahead without this vital information? The A50 is a very fast road and according to a recent survey over 92% of 6500 road users were speeding when monitored over a 24 hour period. Additional vehicles from and into the Thelwall Heys development is a serious safety concern.

The existing road infrastructure in South Warrington is unable to cope with heavy traffic demands especially if there is an accident on the M6 or M56, adding another 310 houses will only make matters worse.

There is also an issue of flooding, houses in Thelwall and many of the roads, i.e Thelwall New Road and the surrounding area regularly flood when there is a rainfall. The gardens in the houses on All Saints Drive are always very boggy. Additional development on Thelwall Heys, I fear, will make matters much worse.

This area of Warrington is sadly neglected by WBC when it comes to general maintenance of parks, footpaths and roads and to add further development although increasing income for the council will make the current maintenance issues worse. How will this be addressed?

According to a 2004 a planning inquiry it was stated that Thelwall Heys should not be developed and as the area has not changed it should still not be developed and the green belt should be protected. There are many brownfield sites that could be developed or regenerated as alternatives.

Regards

Brian Robinson