

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** Local Plan Consultation Objection  
**Date:** 14 November 2021 20:43:28

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To whom it may concern

I strongly object to the proposed development of Thelwall Heys (MD5). This is prime agricultural land and there is a special character to the surrounding landscape with Thelwall Heys property itself being Grade 2 listed. The fact that 310 houses are expected to be built by 2024/25 leads me to believe that this is easy land for developers to build upon and make a substantial profit - what is the justification for this? Where is the direction from Warrington Council for them to build on brownfield land first? Where are the plans for access to these proposed houses? Already, Stockport Rd and Knutsford Rd has a high volume of traffic, regularly exceeding the speed limit and there would likely be 600 cars added to this.

There does not appear to have been any assessment of the impact on local wildlife, pond species, and trees/ hedges. This area is enjoyed by many local residents and is valued as a green space which is important for everyone's wellbeing. By building on these fields I worry about flooding to the local area which occurs at the moment - where would the rainwater go?

I am already concerned by the poor air quality and road congestion in the area and this development, together with the SE Warrington Employment Area (MD6) will decimate the area.

The vast scale of this proposed employment area for distribution, industrial, and logistics use will put an immense strain on the M6/M56 motorway junction and local access roads. It will add to the environmental pollution and there is a lack of clarity on what the employment opportunity will be. It is likely that jobs will be low-skilled and minimum wage - will the proposed local housing being built, reflect the employee's salaries with the house prices - how much will be affordable housing for these employees? The viaduct and M6 are already congested and any time there is an issue on the M6, the surrounding local roads feel the impact. A massive industrial area is not what is required at this junction!

The plans lack detail on how the local facilities such as schools, health care, and community facilities will be delivered to compensate for the growth in population and the resulting strain on services. I do not believe the plan is sound and more could be done to regenerate the town centre and develop brownfield sites first.

What attracted me to live here with my family will no longer be here unfortunately based on the proposed plan.

Kind regards

Shirley Hinde

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