

**From:** [REDACTED]  
**To:** [Local Plan](#); [REDACTED]  
**Subject:** local plan OBJECTION  
**Date:** 14 November 2021 20:45:53

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To whom it may concern,

It is accepted that change and development are needed but not of the scale or nature being proposed. The local plan is undeliverable and therefore unsound as it stands for the following reasons:

### **Special Landscape**

Thelwall Heyes has Special Landscape Character status due to its small-scale landscape of pasture, hedgerows and mature trees. In 2004 in Warrington Borough Council's commissioned landscape appraisal of Thelwall Heyes, it was deemed 'distinctive' from surrounding areas and worthy of protection. What has changed?

### **Flooding**

Our house lies on the private drive, Thelwall Heyes, and will overlook the proposed area of development here. Since the landowner removed approximately 15 mature trees from the adjacent site, our front garden now floods. Should the housing development proceed, the impact on flooding in the local area, due to the mass reduction of trees, hedgerows and grassland, will be disastrous. Cliff Lane regularly becomes impassable after a period of rain.

### **Wildlife**

The area earmarked for development is known to have bats in residence. Bats are protected species, and their presence prevents construction within the vicinity. The destruction of habitats and the noise and light pollution from development on such a mass scale, will be harmful to these creatures and other wildlife in this special landscape.

In environmental surveys conducted in 2004, 32 different bird species were found to be present including several identified to be of great importance due to their 'red status'. The 6-week consultation period has precluded any such survey being repeated however, there is no evidence to suggest that the contribution of Thelwall Heyes as a habitat for endangered birds has changed. Development of the site would lead to a loss of both habitats and their inhabitants.

### **Greenbelt**

The Thelwell Heyes site was declared Greenbelt in the early 2000's. In 2006 Warrington Borough Council defended the greenbelt in this location when developers tried to overturn the decision. What has changed?

The very special circumstances outlined in national planning policy to enable the release of green belt land have not been demonstrated by the plan.

### **Health and Well-Being**

The ongoing Pandemic has taught everyone the increased value of green spaces and their vital role in promoting air quality, well-being, nature and mental health.

Thelwall Heyes is situation between the Trans Pennine Trail and the Bridgewater Canal, facilities highly valued by local people for recreation and exercise. Building houses on Thelwall Heyes would fundamentally change the feel and look of the area.

It is appreciated that Warrington needs a local plan, but the plan must reflect the needs of the population now and in the future. The plan however must be 'sound'. This plan is not sound:

- lacking infrastructure
- lacking details regarding how education, transport, or health services are to be funded
- the number of new homes to be built is higher than the recent growth estimates for the town predicts or demands.

This plan would have a negative impact on all of these areas.

Yours Sincerely,  
Dr Emily Wilson (Local resident)

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