

[Redacted]

**From:** Stephen Wilson [Redacted]  
**Sent:** 15 November 2021 08:37  
**To:** Local Plan  
**Subject:** Objection to local plan - Thelwall Heyes

To whom it may concern

I am writing to strenuously object to the development as outlined in the new Warrington Plan. Specifically, on the greenbelt area in Thelwall Heyes, South Warrington.

I have lived on [Redacted] Thelwall Heyes house for the last 8 years. This corner of Grappenhall is a noted area of natural beauty and a fine example of the Cheshire countryside. The beautiful Thelwall Heyes house is a Grade II listed building and developing the proposed number of homes around this historic house would certainly change the environment for this important local building. In 2004 Warrington Borough Council's commissioned landscape appraisal of Thelwall Heyes deemed it distinctive from surrounding areas and worthy of protection. As part of this appraisal, environmental surveys conducted identified 32 different bird species in the immediate area, including several identified to be of great importance due to their 'red status'. As well as this, it is well documented that bats roost in the trees that surround the proposed site. Bats are a protected species and any development of the proposed scale would be detrimental to them and other local wildlife. In 2019 the area was ruled out again as an option for the last Local Plan. A fundamental case for my objection is, NOTHING has changed! So why is it now acceptable to build on this land? If anything the government's rhetoric is to move away from developing such local greenbelt areas. There are alternative proposed sites that would be far more suitable and have less environmental impact on the local countryside and wildlife.

As a local resident I have first-hand experience of additional existing environmental challenges which further support the dismissal of Thelwall Heyes as a development site;

**The flooding** that occurs in the field itself, along the private lane, under the adjacent canal bridge and in the stream that runs across the proposed site would only worsen significantly with the addition of the proposed volume of houses.

**The volume of traffic and frequency of traffic jams** (something that occurs regularly, especially when the M6 motorway is busy or closed) would increase to unmanageable levels, impacting hugely on the existing local community and posing significant health and safety risks.

**The lack of infrastructure to support additional housing** is well known, both local schools are fully subscribed, as are the local GPs and dentists. There are no details in the plan about how education, health services or reliable public transport will be developed or funded. The plan also lacks any indication for the provision of leisure facilities. With such uncertainty about key services are these aspects of the plan deliverable, are they justified and will they meet assessed needs?

In conclusion I believe there are many overwhelming arguments for Thelwall Heyes not to be developed as part of the local plan. I believe there are more suitable locations which would not be as detrimental to one of the last few traditional South Warrington countryside villages.

Yours sincerely  
Mr Stephen Wilson

[Redacted Signature]