

[REDACTED]

From: Emma Markey [REDACTED]
Sent: 15 November 2021 10:29
To: Local Plan
Subject: Opposition to local plan - Thelwall Heys

Please see below.

Regards
Emma

Greenbelt.

The whole of the Thelwall Heys site was put into Greenbelt in the early 2000s. In 2006 developers tried to overturn this decision. WBC defended the Greenbelt at Thelwall Heys at that time. There must have been a reason for this then and not now?

The new plan says that building on Thelwall Heys would not have a material impact upon the Greenbelt in the area but this overlooks the contribution it makes as a "special landscape" and the fact that it, as bounded by Stockport Road and the TPT, marks the end/beginning of urban development on the South East corner of the borough for people leaving or arriving via the M6.

Access

Put simply there is not enough access in the area to accommodate the volume of traffic that this would create. The police data from April 21 shows that 92.4% of circa 6.5k drivers were speeding over 30 mph.

Mental and Physical Wellbeing

Thelwall Heys is contained between the TPT and the Bridgewater Canal for most of its perimeter. These facilities are highly regarded and well used by local and visiting people for recreation and exercise both of which are important for physical and mental well being. The building of houses on Thelwall Heys would fundamentally alter the outlook and ambience of this area. The section of the Bridgewater Canal between Grappenhall and Lymm is one of the last portions that sits in "open" countryside and is not overlooked by urbanisation. Building on Thelwall Heys will result in the loss of open green space that is enjoyed by people using the canal and TPT.

Infrastructure

I have lived here for over 14 years; I have children in the local schools. How is any of this feasible with no concrete plans for new schools, medical centres etc. It is already a lottery of which school you can get into. For many who live equidistant to Stockton Heath and Grappenhall it will be almost impossible to get any of the schools. Secondary schools are limited and the good ones are oversubscribed. Add to that the sheer nightmare it is to get a doctor's appointment or even see the same doctor in the local practices.

Agricultural land.

Thelwall Heys is high quality agricultural land which with global warming and the recent discussion at COP26 should be protected. Global warming doesn't have an impact directly to most proposing these plans but it does for future generations.

In 1995 MAFF (now DEFRA) surveyed the land at Thelwall Heys and stated that 68% of it was top quality Grade 1&2 and 31% of it Grade 3a. This compares to 15% of Grades 1&2 in Cheshire and 20% across England

Thelwall Heys has **Special Landscape Character Status**

WBC commissioned a landscape appraisal of Thelwall Heys in 2004 and they referred to this in their submission to the public inquiry to their Unitary Development Plan. The report stated Thelwall Heys as a landscape type worthy of special landscape character status due to its small-scale landscape of pasture, hedgerows and mature trees. What happened to this distinction?

The Thelwall Heys property is Grade 2 listed. Building around the house would fundamentally change the environment around Grade 2 historic building. The draft plan says that building on Thelwall Heys will deliver housing in the early part of the plan period, why has this been chosen first?