

From: [REDACTED]
Sent: 15 November 2021 12:58
To: Local Plan
Subject: Objection to Local Plan - Thelwall Heys

Dear Warrington Council,

RE: Objection to Warrington Council's Local Plan regarding the Thelwall Heys Greenbelt land.

The land on which the 300+ houses are proposed to be built is part of the charm and draw of Grappenhall/Thelwall making it a green suburb. This seems like a desperate attempt to meet housing targets without the proper town planning or thought process required. This proposal for the site has no indication of any upgrades to the local infrastructure and/or any environmental planning.

My objection points are stated below:

- The Thelwall Heys site is a large runaway for the local water and the excess of which ends lower down in Thelwall. If this was to be turned into a development the majority of the rainwater would become a disruption for both traffic and pedestrians the surrounding area. Let alone putting existing properties at risk of flooding.
- There are brownfield sites within the Warrington town centre radius that could be developed bringing more people into the town and negate the need for destroying green belt land which we will never get back. Building within the town centre radius would be more beneficial for the local economy drawing people into the town centre and creating less emissions when doing so.
- For the majority of residents this will directly affect their outlook, noise levels and wellbeing. The main properties in question were purchased with having a green, woodland or country view from their windows. The proposal will diminish this view and the main draws to these properties will be lost. This will affect the resident's outlook and have a direct effect on house prices.
- There is a lot of nature living within this local area. From birds, rabbits, foxes, badgers and lots of smaller animals, amphibians and insects, what happens to this ecosystem and life?
- The local area does not currently have the school infrastructure, doctors, care facilities for all the new properties and there is no indication that this will be addressed on this plan.
- The traffic around the proposed development entrance around the A50 would not cope at peak times. Often when the M6 is slow moving or blocked motorists take a diversion along the A50. This often creates a large tailback along the A50. With an extra 300+ houses, this would add a significant amount of traffic to the vicinity and will create chaos and gridlock traffic in the Grappenhall area.
- Building a development surrounding the Grade II listed property, Thelwall Hays House would fundamentally change the historic landscape of the area. Buildings of this stature should be preserved within their environment to keep the heritage of the building and local area for years to come.

Please think carefully about these proposals, as the stress linked to these plans affects local residents mental health and wellbeing.

Regards,

Simon Dixon

