

From: [REDACTED]
To: [Local Plan](#)
Subject: Local Plan Proposals - Objections
Date: 27 October 2021 18:11:27

I am Neil Plunkett, [REDACTED]. I am retired and have no commercial interest in this development plan.

I am submitting objections to elements of the proposed new Local Plan that affect the area I live in.

MD5 Thelwall Heys - this proposal to site 340 new homes on Thelwall Heys has the following issues.

1. Insufficient access, the only entry point onto Cliffe Lane is small and right next to a small bridge carrying the Bridgewater Canal. Already this road has traffic problems caused by a) flooding under the bridge whenever there is significant rain. b) Rat run traffic trying to escape M6 blockages. Either end of Cliffe lane has to enter the A50 already heavily busy morning and night as work and school traffic causes continuous streams. 340 more dwellings on Thelwall Heys will create an unsustainable load on an already strained road system. There will be accidents and casualties if this happens.
2. This is Green Belt. There is no justification for development of this land when there is existing brownfield land closer to the town centre and also on the soon to be released Fiddlers Ferry site. Once lost this Green belt is irrecoverable. This is a cynical way to attract developers who will use the Green Belt aspect of the land site to attract people to expensive homes

MD2 South East Urban Extension This proposal to build out green belt land has the following issues

1. No specific details of traffic flows, or proposed road system enhancements to address the additional volumes. This development will attract people who work South, East and West of Warrington and will overload the A50 and the M56 / M6 connections. Already this road system is overloaded and highly vulnerable to accident closures and congestion. Adding the local traffic load from these proposed housing developments will cause more morning and evening gridlock and additional air pollution from the jams. There will be a higher incidence of accidents and injury. The A50 rises to a high point by the mid point between the motorway and the canal. That means impatient traffic will be blind to oncoming traffic both ways with the potential for large scale head on collision. If that happened this would then shut the access to the motorway for traffic leaving Warrington Southbound
2. There is not sufficient detail regarding development of additional schools, health surgeries etc and the need to have that in place prior to any more development. The existing schools and health services are already stretched and there is the additional load of the new houses already underway between the A50 and A49 that will exacerbate this even more prior to any of these proposals.. This is ill thought out and will blight what has up to now been a joyous place to live
3. Flooding - already there is an issue with water course drainage on this land and building on it, removing drainage will make that worse. The culverts already existing will not be able to handle surface run off when great areas of this land is concreted over. We already have fields flooding onto Cliff Lane as a result of poor development control of the old Plansee factory site with the result that after rain, water flows down Cliff Lane and floods under the Cliff Lane Bridge. This is clear

evidence of what will happen if this farm land is developed. .

4. Its GREEN BELT !!!!

MD6 South East Warrington Employment Area

1. This will provide little employment opportunity locally and will bring an influx of out of area labour
2. It will almost certainly contain large scale warehousing for distribution centres. The large scale truck traffic to sustain these warehouses and the local traffic to service local deliveries will add to the gridlock issues mentioned above.
3. One further issue is the level of traffic will cause an issue for emergency services trying to get to Grappenhall and area from the motorway. ALready the a50/m6/m56 junction is overloaded. It cannot sustain this additional load safely.
4. There will be an environmental issue re additional traffic emissions and air pollution from large commercial vehicles

Regards Neil Plunkett