



To: Planning Policy Team, Warrington Borough Council, WA1 2NH.

Re: PREFERRED DEVELOPMENT OPTION

Thank you for providing some information regarding the local plan. As a result I would like to comment on:

R18/017 Thelwall Heys

In the early 2000's a local non-political residents association (known as Grappenhall + Thelwall Residents Association – GTRA for short) was set up to encourage the Council to put 'Thelwall Heys' into the green belt in their **Unitary Development Plan**. This group supported Warrington Borough Council in their challenge against the developers who wanted to build on the green fields of Thelwall Heys..

On 23rd January 2006 it was announced by Warrington Borough Council that Green Belt Boundaries had been established for the first time in the new **Unitary Development Plan**. This included some 48 acres of Thelwall Heys. It was considered to be extremely good news to the many local residents who had supported the Council and were concerned about preserving an area of outstanding landscape value.

I now learn the disappointing news from the new **Local Plan** documentation that the land at Thelwall Heys is again being put forward to assist the Council with their future housing requirement.

It is only 10 years since the Council put this land into the Green Belt. There were very many good reasons for this, especially its' location next to a long stretch of the scenic and recreational Bridgewater Canal. This is a Riverine Environment with important landscape character, historic buildings and abundant wildlife.

Thelwall Heys is what remains of a Manor House, a park and workmen's cottages and is a rare snapshot of Warrington's past. It has an attractive pastoral character, containing several mature trees and small field boundaries which are marked by hedges. It consists of the best and most versatile agricultural land and is a haven for birds, many of which are on the endangered list.

In the Local Plan I refer to

Page 30 Policy CS4 Green Belt - 6.20 states:- *The integrity of the Green Belt, which was established within the borough for the first time in 2006, is to be preserved across the entirety of the plan period and beyond. National policy makes it clear that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belt are therefore their openness and their permanence.* ‘

Additionally :-

Page 32 Policy CS6 - Strategic Green Links you state the importance of the Green Infrastructure with regard to six areas, one of which is the Bridgewater Canal. *A key focus is reinforcing and maximizing the environmental benefit.*

Thelwall Heys is very well worthy of protection from inappropriate development and should remain in the Green Belt.

I urge you to decline this application and reinforce the correct decision that was made by Warrington Borough Council only 10 years ago.

Yours sincerely,

[REDACTED]

Cc:-

[REDACTED]