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Dear Sir/ Madam

It is with some surprise and much disappointment that your Strategic Housing Land Availability Assessment 2017 indicates the proposed Peel Hall site to be "suitable, available and achievable and is of sufficient scale to overcome existing constraints and infrastructure requirements". I do observe the concluding comments indicate this assessment is based upon information provided by the landowner and wonder why this is as there is a wealth of information available to Warrington Borough Council from previous applications to develop this land. Previous such proposals have been refused planning permission based on incontrovertible issues, a number of which are listed in your strategic assessment i.e. contaminated land issue, ground conditions issues, site access issues, surrounding land issues, infrastructure issues and hazardous installations issues. In addition to this the Environment Agency, Highways Agency and local residents, not just immediately surrounding the proposed area but in the wider area, have serious concerns all of

which have been thoroughly discussed with Warrington Borough Council and documented accordingly.

I propose you revisit previous proposals and outcomes for this area and then also revisit your Strategic Assessment and amend the concluding comments based not on what the developer/landowner thinks, but on the views of local residents, professional organisations and the wider communities who would be adversely affected should this build be allowed to go ahead.

I have no doubt that the Developer/Landowner will continue to re-apply for planning permission in the hopes of wearing people down and eventually getting permission to go ahead but I would urge Warrington Borough Council to listen to their constituents and look to more suitable locations for new builds on brown field sites not green field.

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