

Submission to the Local Plan Consultation 2019

We believe that Peel Hall should be excluded from the Local Plan. The form of development envisaged in the Local Plan Proposed Submission Version is, we believe, both undevelopable and undeliverable.

Many attempts have been made during the past 20 plus years to develop this site. They have all failed.

The constraints and burdens placed upon this site from previous appeal decisions and also the proposed Policy MD4 all suggest that this site is not developable.

The transport and traffic access and infrastructure does not allow for a deliverable scheme. This has been found to be the case again and again.

Other parts of Warrington, such as the town centre, could be developed to a higher density to that proposed to Peel Hall. The proposed low-density development of the site would result in urban sprawl which would add considerably to the existing dense housing development of the area and provide no compensatory green space.

We do not believe that it is even necessary for Peel Hall to be included in the Plan. The existing road network cannot accommodate the level of growth proposed for the site without significant mitigation measures. (Local Plan p.200 para 10.4.6).

This is the only remaining greenfield site in the north of Warrington before the M62. It is a green barrier between the built-up housing estates of Orford and surrounding areas, and the heavy traffic of the motorway with its poor air quality. The site is a much treasured "green lung" for the local population and the loss of the site to development would cause significant loss of quality of life for many people. It has previously been demonstrated many times that if any development were to be considered, there must be air quality mitigation measures put in place. It is our view that such measures are impossible.

The road network and the transport infrastructure are completely inadequate for the development of the site. Para 10.4.9 indicates that adequate mitigation measures would not be possible for this site. Within the local framework the infrastructure is unable to absorb that amount of extra traffic.

Para 10.4.11 indicates that the transport infrastructure can't support an additional 1200 houses in the area.

Please include our submission in the consultation.

Councillor John Kerr-Brown
Councillor Brian Maher
Councillor Hilary Cooksey

Ward Councillors for Poplars and Hulme

Councillor Diana Friend
Councillor Graham Friend

Ward Councillors for Poulton North

Councillor Russ Purnell