

To: localplan@warrington.gov.uk

May 2019

Dear Sirs

I was present at the planning meeting held early last year in Warrington when the planning application placed by Satnam Millenium Ltd for the development of Peel Hall was rejected.

I personally objected to the development on the following grounds:

As an individual who makes the morning commute to work on three days per week I observe that the infrastructure, such as it is, is already under immense pressure. I navigate Capesthorpe Rd; across Poplars Ave; to Long Lane. Cross Winwick Rd to Hawleys lane and on through Bewsey to my place of work. All single carriageway, all with cars parked on both sides of the road and all carrying commuter traffic from Junction 9 M62 through to what was UKAEA and such like companies. To propose building 1200 dwellings with the potential to put an additional 2400 cars into the mix is unthinkable especially since the borough is planning to put additional homes into the villages of Burtonwood, Croft, Culceth and Glazebury. At the following consultation meetings I was told by a borough official that, included in the plans was development for industrial units although when asked he could not tell me of any industry that was chomping at the bit to come to Peel Hall. He did in fact tell me that there was probably a 4% void in industrial premises occupancy in Warrington!!!! To expect that a link road from Junction 9; Winwick to Houghton Green would carry the additional traffic generated would be unsustainable. The amount of pollution that this would bring into the area is worrying. Dr Penny Woods, CEO of the British Lung Foundation has commented that: 'It is deeply worrying that 40 UK towns and cities are failing to meet WHO standards for the smallest most harmful pollution particles..... Of the towns and cities which breached the PM2.5 only Salford ranked worse than Warrington in the North West'. Recent publicity (the young girl who died in London who's death was attributed to air pollution) serves to support the premise that more traffic will produce more air pollution. It is common knowledge that we have, in Warrington, 2 air quality management areas and since we sit in between the M62 and ever busier A49 it isn't going to get any better.

Increased levels of pollution would impact on the environment and its wildlife; already under pressure. I believe that this area, at the northern most tip of Warrington, needs to be saved from development in order for the children to have somewhere green and clean to play and to keep our wildlife safe. It would be great if our council could have the vision to allow Peel hall to become part of the Mersey Valley Forest or purchase it to gift to the Woodland Trust who would care for it for the future. I watch kestrels, sparrowhawks and buzzards soaring in the skies above my home and feed many varieties of birds in my garden. Last year I was lucky enough to have a hedgehog and her babies living in my garden. The water on Peel Hall is home to frogs and dragonflies and the fields to hedgehogs, mice, dormice, rabbits, stoats and even rats need a home. Development of the habitat would drive these creatures away. **Once they're gone they're gone.**

Looking at the estates that surround the Peel Hall site there is no room to develop the roads since they are already built up and in my opinion the public transport system we have is overpriced and not sufficient for use. There is no detail to show what sort of transport will be needed or how it is to

be provided. The same for health and social services and schools. I seem to recall from last years enquiry that the Satnam representatives thought it would be OK for small children to walk 2 or 3 miles to school every morning and for people to live alongside the M62 on the basis that they wouldn't be there all the time. Really!!!!

I don't believe that the council has delivered on its building projections so why the rush now to get green-field and green belt land released for building. There are lots of brownfield sites and with some imagination I'm sure a developer could get lots of dwellings on to them without needing to eat up our green areas. Growth doesn't need to equal sprawl. The sky could be the limit, within reason of course!

As a walker I understand fully the benefit of having somewhere green to be and as an older person would like to think that the opportunities that I have had to walk this green and very pleasant land will be available for generations to come and their dogs.

I do not support this WBC Local Plan.

Yours sincerely

[REDACTED]

Mrs Kathleen Robinson. [REDACTED]