


From: 
To: [Local Plan](#)
Subject: Inclusion of Peel Hall development and its negative implications
Date: 14 November 2021 20:40:37

Dear Warrington Council,

The inclusion of green belt land on the local plan at Peel Hall for a new housing development has significant issues. The local areas infrastructure has many current problems including, oversubscribed roads, schools, and health care facilities.

The addition of 1200 homes will not be a commitment to land positive sustainability targets as agreed by the COP26 agreements. This will devastate the ecological diversity of the area, add carbon emitting homes and increase pollution profiles from the massive traffic uplift from local cars, delivery vans and visitors to the area.

<https://ukcop26.org/cop26-goals/adaptation/>

Warrington has many Brownfield sites that must be regenerated before we devastate the precious green belt land as this will a) draw resource away from rundown areas that could be converted to regeneration positive areas and b) use green land that can never be ecologically recovered once developed.

Data points from traffic modelling to school attendee numbers is grossly underestimated and based off figures derived from COVID 19 pandemic and requires revision to reflect current circumstances.

Upgrades to surrounding areas aren't proposed such as the impact of increased traffic on Mill lane and Delphi lane. Both are very narrow roads that aren't suitable for modern car size and additional traffic burdens such as lorries and vans which currently cause blockages and backups. The area has agricultural traffic that use these roads and the MD4 design has made no provisions for this type of traffic within this area.

The land requires a more thorough evaluation to ensure its fit for purpose as it contains areas that are at risk of heavy surface flooding. The addition of new surfacing and additional storm run off through drainage is under evaluated.

Overall, the development is an unwanted addition to a heavily populated and well used area that can barely cope as is.

Kind regards,

Emma

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