



14th November 2021,

Consultation on Updated Proposed Submission Version Local Plan
RE: MD 4 PEEL HALL P210.

Dear Sir/Madam,

My family and I are absolutely disgusted and enraged at the above development for the following reasons:-

- 1/ Why was Peel Hall included in this proposed plan when a Labour controlled Council was allegedly opposing it? We note that the original vote was whipped even though local Councillor Graham Friend abstained.
- 2/ Why was this consultation called in the first place when the result of the SATNAM appeal was revealed only on 9th November?
- 3/ In September, Councillor John Kerr Brown said in a full council meeting that Peel Hall would be protected. At the Halliwell Jones consultation I asked about this and was assured that Highways England would object to any development due to lack of infrastructure. When I mentioned that we had a new Secretary of State for Housing and 'levelling up' who could throw his weight behind the development, I was assured that it would not go ahead. What happened?

4. In terms of whether we feel the Draft local Plan is legally compliant, we have to answer 'No' for the following reasons:-

Traffic; air quality; Impact assessment on loss of last open space and consequent mental health issues for local population; loss of privacy; noise; highways safety given additional vehicular increase; flooding given global warming impact and recent flooding incidents, which will worsen if such a large area is concreted over. Even though the current Secretary of State has dismissed these concerns, he probably does not know anything about the local environment given that the last consultation was done remotely.

5. Once again, North East Warrington is made the scapegoat to relieve development issues in South Warrington. With the development of up to 800 houses on the site of PADGATE CAMPUS allied to 1,400 houses on PEEL HALL, that means we will have 2,200 new houses within a $1\frac{1}{2}$ mile radius. Ally to that St Helen's B.C.'s developments up to the Burtonwood / M62 and Parkside Colliery site and we have environmental disaster. Currently, trying to get to Birchwood at 9.00 a.m. sees traffic backed up down the expressway / Crab lane to Enfield Park Road and takes at least 45 mins without any motorway closures.

In conclusion, this announced development is a disgrace. Shame on WBC and shame on this government.

REGARDS,
G. CONNOR.