

Proposed Submission Version Local Plan

PART A - About You

1. Please complete the following:

Please note the email address (if provided below) will be sent a full copy of the submitted response and a unique reference number.

Name of person completing the form: David Sawyer

Email address: [REDACTED]

2. What type of respondent are you? Please select one option only.
If you are an agent please select the type of client you are representing.

A local resident who lives in Warrington

3. Please provide your contact details:

	Contact details
Organisation name (if applicable)	-
Agent name (if applicable)	-
Address 1	[REDACTED]
Address 2	-
Postal Town	[REDACTED]
Postcode	[REDACTED]
Telephone number	[REDACTED]

PART B - Representation Form 1

1. To which part of the Local Plan does this representation relate?

From the drop down list please select one option.

MD4 Peel Hall

2. What does your comment relate to? Please select one option.

None of the above

3. Do you consider the Draft Local Plan to be: Please select one option in each row.

	Yes	No
Legally Compliant		X
Sound		X
Compliant with the Duty to Co-operate	X	

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate.

Please be as precise as possible.

Legal objections:

Paragraph 2.9 in the WBC Statement of Community Involvement states that:

2.9 The Council will give notice of the intention to commence work on the preparation of an update to its Local Plan or a more detailed Local Plan document as soon as it is clear as to its scope, purpose and timetable. At this point the Council will also invite consultees to make representations about the proposed content of the Local Plan Document. This will be done by direct notification of all consultees listed in the Statement of Community Involvement.

The Rule 6 Party spent over 12 months alongside the WBC representatives at the Peel Hall planning inquiry and yet there was absolutely no attempt by WBC to involve the Rule 6 Party as a consultee in the period before the revised local plan was released for public scrutiny.

Paragraph 1.19 in the Statement of Community Involvement states that:

1.19 The Localism Act introduced new powers to allow local communities to prepare 'Neighbourhood plans' and 'Neighbourhood development orders' to guide the future development of their areas. In the 'parished' parts of Warrington, this responsibility rests with the Parish or Town Council. In 'unparished' areas a Neighbourhood Forum needs to be established and approved by the Council to undertake Neighbourhood planning.

None of these actions have ever taken place with respect to the areas where the individual members of the Rule 6 Party currently reside.

The soundness of the proposed development at Peel Hall is opposed by the Rule 6 party on multiple grounds. Members submitted representations concerning Transport, Air Quality, Noise, Hydrology, Climate Change and Ecology. Details of each of these submissions including my own Hydrology and Flood Risk submissions are attached through an upload link as agreed with Michael Bell, Planning Policy and Programmes Manager at Warrington Borough Council.

If Peel Hall remains in the Local Plan following this consultation process then we formally request that all of this material is made available to the inspector.

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination).

You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text.

Please be as precise as possible.

Peel Hall should be removed from the Local Plan. It is objected to by an overwhelming majority of local people, principally because we can see that the plan is not achievable without damaging local communities.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

Yes, I wish to participate at the oral examination

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

The Rule 6 party is an equal party to the Public Inquiry which was held in 2020, and represents a significant number of people in Warrington. My own specialism is hydrology and flood risk and I submitted a Proof of Evidence and a Hydrology addendum to the Peel Hall planning inquiry in 2020 and 2021.

I would be happy for me or any member of the group to be invited to represent the group.

8. If you wish to upload documents to support your representation form then please select 'choose file' below. You can upload a max number of 2 files (up to 25MB each).

If you are submitting more than one representation form please note: If this file upload supports more than one representation form then please do not attempt to upload the same file on subsequent forms. On additional representation forms please use the comments/file description box to type in the 'name of the file', or 'see previous form'.

If the file upload is a different document for additional representation forms then please continue to upload the file as normal.

Comments/file description

The substantive part of my submission has been emailed directly to [REDACTED] with the title Peel Hall Rule 6 party submission to Local Plan consultation

You have just completed a Representation Form for MD4 Peel Hall.

Please select what you would you like to do now?

Submit response (I am a Developer / Landowner / Group / Organisation)