

# 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:** Wendy Johnson-Taylor

**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
<b>Organisation name (if applicable)</b>	-
<b>Agent name (if applicable)</b>	wendy johnson-taylor
<b>Address 1</b>	[REDACTED]
<b>Address 2</b>	[REDACTED]
<b>Postal Town</b>	[REDACTED]
<b>Postcode</b>	[REDACTED]
<b>Telephone number</b>	[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.

Both of the above

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

	Yes	No
<b>Legally Compliant</b>		X
<b>Sound</b>		X
<b>Compliant with the Duty to Co-operate</b>		

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.

4.3.9 is unsound - there is no need locally for additional retail facilities. The proposed development would adversely impact existing retail outlet facilities. It would in put local facilities under financial pressure and threaten their future viability. The area is already well served with shopping malls and local centres which have an array of different retail outlets. There is no for more and no need for more competition.

10.4.2 is unsound - the community does not meet the definition of sustainable. A car-dependent community. Poor public transport links. Little or no safe walking/cycling facilities outside of the site. The site is completely landlocked with no infrastructure.

10.4.6 Zero infrastructure. Local roads designed for scattered housing developments and not designed to accommodate the amount of traffic that will be generated by this site. This development would severely impact traffic on local roads. No acceptable package of mitigation measures have been demonstrated at two public inquiries.

MD 4.3

Design of proposed houses include some three-storey builds. Too obtrusive on existing communities and not in character of surrounding house design. Doubtful whether the scheme will devote 30% to affordable housing.

Public transport services would be sub-standard. Current proposals involve a 3-5 year cut off period. No long term agreement has been established. This will leave a community dependent on cars. This community would not have easy accessibility to satisfactory and long-term public transport services. The community would be self-contained and would not blend harmoniously with existing communities. There are not enough areas dedicated to open or green spaces.

Homes built too close to motorway network and within designated AQMAs.

The site is prone to flooding, it has poor drainage and is a contributor to serious local flooding events. Too little consideration is being devoted to the area's biodiversity. The site has well established wildlife habitat and little, if no attention, being drawn to assurances and mitigation measurers to protect both plant and wildlife.

This site is not sustainable therefore unsound.

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.

This plan should not include Peel Hall. Several applications have been submitted up to public inquiry level and have been refused/dismissed. The site represents an unsustainable location for development. It is completely landlocked with zero infrastructure. Traffic on local roads is already severe and other developments in local boroughs already threaten to overload the network. There have been three serious flooding events that rendered local housing estates under water. Peel Hall was a significant contributor to those events. The site currently has significant poor drainage issues which are not being addressed.

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.

No, I do not wish to participate at the oral examination

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

Please select what you would you like to do now?

Complete the final part of the form, Customer 'About You' questions and submit response **(Part C)**