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Subject: Peel Hall

I am writing to express my concerns with regards to Satnams appeal against the decision to refuse planning permission to develop the land at Peel Hall. As this has been rejected on a number of occasions, I hope the council see fit to reject this again. The infrastructure around Peel Hall with regards to traffic will simply not cope with any increases as the traffic around the area at the moment is always busy (and throughout warrington). Not only will traffic increase but surely this will also increase emissions and pollution. Surely the council should be trying to reduce these not increase them. The land itself is one of the last remaining green spaces in the town which should not be viewed as an 'available' space to be built on but as a space for people to walk, to look at the wildlife, for children to play and learn about nature. If this land is lost to development, then our ability to interact with nature is lost too, which will again force people to drive out of town to see open spaces and again increase traffic, pollution etc. in other areas. My other concerns are with regards to the increase in noise this will have in the cinnamon brow and orford areas if this development is carried out over the next 15 years, this will be unbearable. After having the misfortune of living next to land that was also approved for development many years ago and listening to the constant trundle of trucks, diggers, trees being cut down and general building work etc. I do not look forward to having to relive this experience for a much longer period of time. It is also concerning that there don't appear to be any plans for schools, doctors surgeries etc. Where are the children going to go to school as the majority of schools in the area are already over subscribed and trying to get an appointment at a doctors is difficult at present with long waiting times. I also feel house prices in the area will be affected by the development as I doubt people will want to buy a house that is near to a building site especially for such a lengthy period. If this is to go ahead I think that many people, including myself will look at moving out of Warrington before it becomes totally over congested. The thought of living in, what will effectively be one large housing estate across the cinnamon brow area, is saddening. At present there is one shop and two pubs to service the whole area. The playground has never been re built for the children to play on. I have just returned from abroad in which there are many play areas in good working order, an abundance of free tennis courts for use and basketball and football courts to use. If the council want to do something with some of the land why can't this be done as it is abroad? I remember all the parks having these free to use facilities when I was younger St. Elphins, Victoria and Orford park spring to mind. I suppose doing this won't bring in the revenue though from council tax! I would be interested to know whether research has been done with regards to who will be moving to Warrington to occupy all these new houses, not just in this area but across the borough, especially as this would come on the back of the major development in Bruche recently that is still not finished. I believe they are also having problems with drainage issues which is not

surprising [REDACTED] it constantly flooded (maybe a little research would have helped their issues!). I believe this could also be the case at Peel Hall as many trees would sadly have to be cut down. In summary this development should not be made 'achievable, suitable or available'. The council need to listen again to the people who live in the local area who do not wish this to go ahead. Please save our open spaces not build on every last scrap of them. I would hope you have all visited the area yourselves and recognised that this space is needed for at least the local children to take some pride in. They shouldn't have to journey out to see a field or play football, this should be their right growing up. I strongly urge you not to approve this development from an environment and social point of view. Listen to the voices of the Warrington people, not the developers who have no interest in what is best for the town. You are the people who can stop this and should stop this for the people of Warrington.

Regards

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