

My name is Wendy Johnson-Taylor and I live at [REDACTED]

[REDACTED] contact telephone number [REDACTED]

I wish to raise my objections to the council's Local Plan, and as campaigner to save the last, natural green space left in north Warrington – Peel Hall – I am particularly concerned about the future of this site and I firmly believe it is not only 'deliverable' but it is also not 'developable', as suggested by council officers.

I do not believe this plan is what our town needs. I am challenging the soundness of this plan and I am calling for it to be scrapped and that our council provide a new plan that will make Warrington a better town and not a bigger one.

I believe there is NO justification for the predicted growth in housing need. I consider this plan to be fundamentally flawed with questionable weaknesses throughout. It is not deliverable and is unsound. It has huge logistical issues with lack of essential detail concerning multi-million-pound infrastructure projects. I find this plan to lack detail, it has many grey areas giving rise to serious doubts over its robustness.

I am calling for a reduction in the housing allocations in the plan to 15 years as there is far too much uncertainty over a 20-year period. I am urging the council to use the Government OAN of 909 houses per year and reduce the flexibility allowance from 10% to the normal 5%. Finally, I am proposing an early review after five years – even earlier if necessary!

I would like our council to provide a firm guarantee that all Brownfield sites be utilised before any consideration is given to green space. With this in mind, I am urging the council to now include the Fiddler's Ferry site in the plan NOW and the number of new homes it would provide. It would have a substantial impact on existing land allocated for housing and it would save green space.

The plan fails miserably in its vision to start any regeneration of the town centre. Retail units are becoming available and these should be carefully monitored and identified as prime sites for affordable housing. New Town House and Cockhedge sites are calling out for such housing developments, as would Hatter's Row. Affordable homes for both young and old would inject life back into the nucleus of our town. All these sites are close to transport networks and facilities and are perfect for such usage. There are pockets of brownfield scattered around the town centre and its fringes that have been overlooked and this has to be addressed as a priority.

The plan is a mishmash of different plans from various developers displaying a lack real of thought by what is supposed to be a professional planning team. This balance of this plan is too far in favour of developers and landowners. No wonder our council claims 'general support' from developers and agents who simply cannot believe their luck!

I also believe that the economic growth targets remain unjustified and that employment land is not supported by any meaningful economic strategy. This plan also threatens to destroy the character and distinctiveness of our town by unchecked housing sprawl. This HAS to stop! There is no real town centre development plan to ease pressure on development sites elsewhere in our town, be they brown or green. This must be the way forward!

The plan ignores essential infrastructure, not only for our road network (some of the projects are simply shunting traffic from one place to another and there is a distinctive vagueness over the

finance needed and there is no coherent plan on how to solve current traffic problems) but also for other services such as medical facilities, schools etc.

This plan downplays the climate change crisis, the environmental crisis, the obesity/active travel crisis and the permanent loss of the best and most versatile agricultural land.

This plan is not sound and is not deliverable. It is far too flimsy. It needs to be scrapped as I believe a much better plan still exists out there that is sustainable and will continue to give us a good quality of life where people want to live and work.

PEEL HALL – A campaign to save this last green space in north Warrington is the most successful of its kind in Warrington spanning thirty years. After several unsuccessful planning application submissions and two Government Inquiries resulting in dismissal this land has now been declassified from deliverable to developable with constraints.

This land is completely landlocked with zero infrastructure. It lies within 2 AQMAs which record some of the highest levels of air pollution in our town as it is sandwiched between the M62 and the A49. Running alongside the M62 the levels of noise pollution are serious. No solutions have been sufficient enough to safeguard public health, in fact these levels are projected to get worse not better. Its location brings PERMANENT serious air and noise pollution issues.

Each poor application has been flawed, with out of date data and assessments, untruths and unfounded promises connected to sustainability, for example no bus service network nor financial support for a school, or medical facilities. All of which failed to satisfy the concerns of the most recent Inquiry Inspector, who on recommendation of dismissal, remained deeply concerned over the negativities of the proposal and the impact it would have on residents' health and public safety on the current road network which is continually gridlocked.

There is no traffic analysis for any proposed Peel Hall development and given the very nature of this site and the 2018 Inquiry Inspector's comments and lack of detail makes this plan very much an unsound one.

30 years down the road we are still fighting the same poorly thought out applications that provide no significant solutions to some very serious issues. I firmly believe that Peel Hall should be removed from the plan and I will go further that it should be declassified to one of being undevelopable as it is not compatible to any sustainable development. It **has** to remain as the 'lungs of north Warrington' for very good reason and to remain as a vital green space for people's health and well-being. To waste Peel Hall to low-density housing would ensure it would be lost forever and this site is clearly not deliverable and definitely undevelopable.

Overall, this Local Plan is unjustified and unsound. Our council needs to go back to the drawing board and listen to us and it needs to declassify Peel Hall to undevelopable and remove it from any future plan thus safeguarding our health and allowing it to be enjoyed for future generations.

I also want residents to be able to present evidence at the examination, myself included as I feel we all have the same rights, if not more than other agencies that will no doubt be given the opportunity.