



The Rule 6 Party wishes to discuss the following topics in relation to Matter 6(d): Peel Hall

1. The Rule 6 Party opposed the plan to develop the land at Peel Hall and our objections remain.
2. We note that outline planning permission has been granted for 'up to 1,200' homes. That outline permission was granted before the Low Traffic Neighbourhoods plan was disclosed by Warrington Borough Council and did not form part of any evidence presented to the 2020 Public Inquiry. This is a material change to the road network adjoining Peel Hall which was not considered by the Inspectorate during the Public Inquiry.

Additionally, at the time of the Public Inquiry the proposed development of the University of Chester Padgate Campus, which feeds Crab Lane and Fearnhead Lane, was not disclosed. The Public Inquiry was therefore unable to take this significant development into consideration with regard to traffic modelling. This development is intended to provide 1,000 homes, which will have a material impact on the local road network which was not considered during the Public Inquiry.

Accordingly, we would request that the Local Plan be amended to take these two material considerations into account. Our recommendation would be for the Local Plan to be amended to allow up to 600 homes at the Peel Hall site.

3. Given that this site is likely to be developed piecemeal, and the land sold to various builders, we would ask for appropriate safeguards in the Local Plan to ensure that conditions can not be sidestepped by developers.

4. We would specifically request a requirement to be included in the Local Plan that the noise barrier be constructed and independently tested before any other building work commences. This will provide a suitable incentive to the landowner to ensure that the noise barrier is adequate for its stated purpose. This should not be contentious: the landowner was clear throughout the Public Inquiry that it is confident in its noise reduction calculations.

5. We note Point 37 in MD4 of the Draft Local Plan, which states:

“37. No residential dwellings, care homes, children’s nurseries or schools shall be permitted within 50 metres of the M62 Air Quality Management Area unless a detailed air quality assessment (supported by on-site monitoring), concludes that current and future air pollutant levels within 50 metres of the M62 will not have a risk of exceedance of the relevant national objectives for these uses”

We would note that the proposed development by Satnam Millennium Ltd includes properties which are closer than this 50 metre measured line, and that residents would walk and cycle within the 50 metre zone. We would request that the conditions for the site be strengthened to prevent any residence, footpath or road to be placed within 50 metres of the M62.

6. We note Point 21(a) of MD4, which states:

“21. A comprehensive package of transport improvements will be required to support the urban extension. Required improvements will include: a. Ensuring appropriate access and egress arrangements for the site as a whole and for individual phases of development, with no access and egress from and to Poplars Avenue, except for public transport, active travel, emergency services and a minimal number of dwellings fronting the access links;”

We would ask the Inspectorate to ensure that this condition is carried forward into the final Local Plan and to provide a more rigorous definition than ‘minimal number of dwellings’. Our recommendation would be a maximum of five dwellings given the extremely congested nature of Poplars Avenue.

7. Warrington Borough Council declared a climate emergency in 2019. The Rule 6 Party welcomes this position. With regard to the development at Peel Hall we request that the following standards be applied; with a new development we have a unique opportunity to plan effectively for the future:

- (a) Adopt the Code for Sustainable Homes (minimum Level 4) or where relevant BREEAM standards (rating excellent).
- (b) With our ever-increasing energy tariffs, it is more important than ever that the costs to heat a home should be kept to an absolute minimum. WBC should ensure all new homes achieve an EPC A rating, these days with advances in building materials - this is easily achieved, yet most developers are still cutting corners and achieving a disappointing 'B'.
- (c) The improvement in a building's thermal performance also means a reduction in air permeability which is directly linked to a lack of natural infiltration and ventilation. We would like to see the new Building Regulations approved Document F adopted and in cases of areas of high air pollution, bettered upon. This means ensuring homes are provided with efficient MVHR ventilation that comprises inline filtration to capture PM2.5 and PM10 particulates.
- (d) Renewable technologies should be fully embraced, with all new developments designed in such a way that all premises orientations maximise the use of solar PVs whilst also minimising overheating in line with CIBSE TM59.
- (e) The Peel Hall development as a whole should benefit from an on-site district heating scheme which embraces the use of ground source and air source heat pumps with savings through efficiencies passed back to the end user.