



**The Planning  
Inspectorate**

3 OCT 2017

3rd Party Reps

Room 3/O  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

Direct Line: 0303 444 5402  
Customer Services:  
0303 444 5000

Email:  
Peter.Kozak@pins.gsi.gov.uk

**[www.gov.uk/planning-inspectorate](http://www.gov.uk/planning-inspectorate)**

Mr Colin Griffiths  
Satnam Planning Services Ltd  
17 Imperial Square  
CHELTENHAM  
GL50 1QZ

Your Ref: .....  
Our Ref: APP/M0655/W/17/3178530

02 October 2017

Dear Mr Griffiths,

**Town and Country Planning Act 1990  
Appeal by Satnam Millennium Ltd  
Site Address: Land at Peel Hall, Warrington, Cheshire, WA2 9TY (nearest)**

I enclose for your information a copy of both a statement and third party representations regarding the above appeal.

Normally, no further comments, from any party, will now be taken into consideration.

Comments submitted after the deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours sincerely,

*Peter Kozak*  
Peter Kozak

*Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - [www.planningportal.gov.uk/planning/appeals/online/search](http://www.planningportal.gov.uk/planning/appeals/online/search)*

## Brown, Kerr

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**From:** grum holt [REDACTED]  
**Sent:** 17 September 2017 19:25  
**To:** Kozak, Peter  
**Subject:** APP/M0655/W17/3178530

As owners of a property (22 Lockerbie Close), which immediately borders Radley lane, we feel highly aggrieved and disadvantaged by the original Peel Hall Development proposal, and now the subsequent appeal.

We made representations against the original proposal on the same grounds as many others - namely to protect a green belt area that we benefit from and to protest against the increased motor and indeed human traffic that such a development would incorporate.

However, on a personal and specific level, we also pointed out that after years of hard work and planning our retirement to a different area, our plans have been sabotaged by this proposal. In short, our house has been on for sale, but potential buyers are being deterred by its proximity and uncertainty surrounding the plans. People are either not following up on original interest, or making ridiculously low offers and quoting the development as a reason.

Satnam appear to be like the SNP in Scotland, who will not accept the will of the people or decisions that go against them. If they are successful with this appeal, then we shall be hoping that they have the decency to buy our house or at the very least compensate us for our significant loss. Right now, we are left with a lovely property that we cannot sell for it's true value because of their actions. We feel utterly demoralised by this at a time when we expected to be financially secure and happily retired.  
Graham and Lorraine Holt

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12 Welsby Close

Fearnhead

Warrington

Cheshire

WA2 0DW

10/09/2017

Dear Mr Broomhead,

**Re: Planning Application Number: 2016/28492**

**Notice of appeal by way of Public Enquiry (Appeal Ref: APP?M0655/W/17/3178530)**

I was dismayed to return from my holiday and find a letter from Warrington Borough Council regarding an appeal to the above planning application by Satnam to the Secretary of State.

Furthermore it appears that Warrington Borough Council, in the same week as the appeal was made, have issued their local plan, including the Strategic Housing Land Availability Assessment July 2017. This document refers to the Peel Hall Site and now concludes that it is "suitable, available and achievable" for development.

This is very disturbing and I am horrified that after previously refusing permission to develop the site, they have subsequently included it in their local plan.

It seems to me to be more than a **coincidence** that the week in which Satnam have lodged their appeal against the decision by the council to refuse planning permission, that the council have done an about turn on this matter!! **IS THERE ANY MONEY CHANGING HANDS HERE?????** I am a lay person, a resident but it all appears to be under hand to me!!

Anyone, living in the area surrounding the proposed development site on Peel Hall is fully aware that this will be catastrophic to the local area. It will increase traffic that the existing infrastructure cannot cope with. Currently driving down Poplars Avenue and surrounding roads it is an absolute nightmare, adding further traffic from new residents, businesses and deliveries will be horrendous.

Whenever there is a problem on the M6 and M62 Motorways in particular these areas become **gridlocked with people trying to find a way through Warrington. Winwick Road is an absolute nightmare to drive down in busy times, as is the A574 . Currently, trying to get in or out of this area of Warrington is an absolute nightmare. Adding a further 1,200 houses and apartments, most of which will have a minimum of 1 car and most 2 is absolutely ridiculous!! That's without the additional traffic going to and from the proposed new businesses.**

12 Welsby Close

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Furthermore, the devastation it will have on local wildlife and added noise and pollution will be detrimental to existing residents. They will also be losing land that they use for walking and biking and exercising their dogs etc. This open space need to be preserved and protected. The Government is actively asking people to do more to keep fit and healthy and taking away green space is going against this totally.

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I therefore wish to lodge my objection to the appeal and urge Warrington Borough Council to uphold their original decision to refuse planning permission to Satnam, or any other developer for that matter either now or in the future, to develop the Peel Hall site.

I would also request that you acknowledge my objection and look forward to receiving that acknowledgement in due course.

Yours Sincerely,

Karen Toft

**Brown, Kerr**

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**From:** Joinson, Julian <jjoinson@warrington.gov.uk>  
**Sent:** 28 September 2017 16:35  
**To:** Kozak, Peter  
**Cc:** Cllr Mike Matthews [REDACTED]  
**Subject:** PLANNING APPEAL REF: APP/MO655/W/17/3178530 - LAND AT PEEL HALL, ETC  
**Attachments:** Land at Peel Hall Inquiry Letter - 28.09.17.pdf

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Hello Peter,

Please find attached a letter on behalf of Winwick Parish Council in connection with the above mentioned planning appeal.

Thanks

Julian

Julian Joinson  
Principal Democratic Services Officer  
Democratic and Members Services  
Warrington Borough Council  
Town Hall  
Warrington  
WA1 1UH  
As Interim Clerk to Winwick Parish Council

Tel: 01925 442112  
Fax: 01925 442014  
E-mail: [jjoinson@warrington.gov.uk](mailto:jjoinson@warrington.gov.uk)



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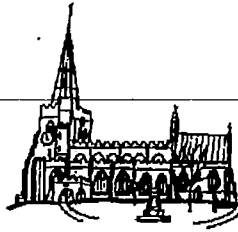
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# WINWICK

*Best-Kept Village  
in Cheshire – 2000*

C/o Town Hall  
West Annexe  
Sankey Street  
Warrington  
WA1 1UH



# PARISH COUNCIL

Interim Clerk to the Council:  
Julian Joinson

Tel/Fax: 01925 - 442112

Email: [jjoinson@warrington.gov.uk](mailto:jjoinson@warrington.gov.uk)

Web site: [www.winwick-parishcouncil.co.uk](http://www.winwick-parishcouncil.co.uk)

The Planning Inspectorate  
Temple Quay House  
2 The Square, Temple Quay  
Bristol  
BS1 6PN

28 September 2017

Dear Sir/Madam

**LAND AT PEEL HALL, ETC  
APPEAL REF: APP/M0655/W/17/3178530**

I am writing on behalf of Winwick Parish Council and refer to the appeal lodged by Satnam Millennium Ltd, in connection with the refusal of planning application No. 2016/28492, as determined by Warrington Borough Council.

The Parish Council submitted an objection to the original application on the following grounds:-

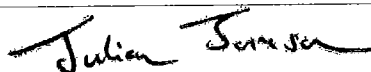
- The lack of a clear requirement to release the site in order to meet reasonable housing needs;
- Concerns in relation to the lack of public transport links to the site and the impact on local roads and the wider network;
- Ecological impact on neighbouring nature reserves owned or managed by the Council.

In connection with the current appeal, the Council fully supports the Local Planning Authority's reasons for refusal and notes how difficult the developer is finding the site to develop in a sustainable manner. In addition to the LPA's reasons, the Parish remains very concerned that the species it knows are present in its ecological assets that are managed as a nature reserve do use the developer's land for foraging and in essence our land and the applicant's form a mosaic of linked habitats. The Parish is therefore undertaking a survey of its assets in order to ensure that the need for protecting areas used on the applicant's land and recommendations on this issue should be available.

shortly and before the public inquiry. We will make this work available to the LPA and applicant as soon as it is available.

Yours faithfully

---



Julian Joinson  
Interim Clerk to the Parish Council

**Brown, Kerr**

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**From:** Ken Oatridge [REDACTED]  
**Sent:** 28 September 2017 23:24  
**To:** Kozak, Peter  
**Subject:** Appeal reference APP/M0655/W/17/3178530

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Dear Sir,

Appeal reference APP/M0655/W/17/3178530

We would like to register our disagreement with this development.

The pollution levels around this area are already too high, congestion is a real problem at crucial times of the day and an important natural reserve would be lost.

We would recommend that the proposed development be rejected on the grounds of health and the environment.

Yours

Ken and Gwyn Oatridge  
31 Gables Close  
Fearnhead  
Warrington  
WA2 ODR

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## **Brown, Kerr**

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**From:** Neil Stanley [REDACTED]  
**Sent:** 27 September 2017 10:24  
**To:** Kozak, Peter  
**Subject:** APP/M0655/W/17/3178530

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### **Land at Peel Hall**

We wish to re-iterate our opposition to this proposed development.

- The site is the last open space between current developments and the M62 and thus provides an important haven for wildlife, an effective sponge for pollutants in the air, and a necessary noise break. We have ourselves enjoyed watching a range of birds, including buzzards and kestrels as well as noting wild flowers such as orchids.
- Access to the site would be problematic as the current road system was not designed to account for such a development and already suffers at peak times from congestion and delays. This is even when there are no incidents on the M6 or M62 when these roads become part of the diversion routes. The original new town plans included an east-west expressway but this has been deleted and part of the route used for alternative purposes.
- Access at the Mill Lane end of the site is not owned by the developer and is across playing fields that are intended to be open space in perpetuity (as we understand it).
- There are minimal public transport offers across the north of Warrington that could serve or be extended simply to serve this site. Most people on this development would require a car to access rail links and the parking for these is already congested.
- We have no faith in any assurances from the developer that the 'necessary' additional infra-structure would be provided in the shape of schools and medical facilities.
- The proposal does not take sufficient notice of the impact it would cause within the wider local area, the quality of life it would threaten and the mental health it could damage. Indeed the continued threat of such a development causes us anxiety and distress.

**Neil & Carolyn Stanley**  
43 Perth Close  
Cinnamon Brow  
Warrington WA2 0SF



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**Brown, Kerr**

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**From:** Robert Parker [REDACTED]  
**Sent:** 27 September 2017 10:12  
**To:** Kozak, Peter  
**Subject:** APPEAL REFERENCE APP/M0655/W/17/3178530 Peel Hall - OBJECTION

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APPEAL REFERENCE APP/M0655/W/17/3178530

Dear Sir,

I am a resident of Radley Lane, and our property backs onto the field off Mill Lane. I represent our family of 5. Please consider this email our most strenuous objection to planning application number: 2016/28492, Peel Hall.

Simply put, the area marked on the planning map simply cannot sustain such a development. There are 82 species of bird in the woodland, and 14 species of mammal - where will they go? What about the gallons of flood water from the ponds that will all be bulldozed - will this water just eke down into our homes and gardens?

-What about the fact that the road system here is wholly unsuitable, and couldn't remotely handle the volume of excess traffic suggested? The roads will be gridlocked every single day. The much-vaunted 'good motorway access' is entirely unfounded - you have to pass through other housing estates to get to it - a traffic nightmare full time.

The woodland, the green land that is set to be swept away, is not only vital to the ecology but one of the strongest reasons why this area is so beautiful. This area is what it is thanks to its position close to nature. Doing away with this renders the area nothing more than a faceless development. It takes away what makes England great, rather than adding to it.

I moved here just 20 months ago, with my wife and two daughters. It was the most ambitious move of our lives, and we are in love with our new 'forever home'. We have poured everything into this. This was all shattered when we heard of SATNAM's plans, and as one of the homes greatly affected, this is the bitterest pill to swallow. Our beautiful home will be swallowed by a housing estate, the fields and woods behind the house destroyed. The roads around are home will become traffic-laden access routes. This is not what we wanted or planned for. We are completely devastated.

can see no other motivation for pursuing these plans other than GREED. If Warrington has a genuine need for more housing there will be infinitely more suitable sites than this. I haven't come across a single supporter of this. The area doesn't need it, doesn't want it and can't sustain it. As residents, we love living here - please don't ruin our homes and lives.

Think of what Warrington will lose, not what the pockets of SATNAM will gain.

Yours sincerely,

Robert Parker  
Birch Tree Farm, Radley Lane:

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**Brown, Kerr**

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**From:** John Bartlett [REDACTED]  
**Sent:** 26 September 2017 21:38  
**To:** Kozak, Peter  
**Subject:** Appeal Reference: APP/M0655/W/17/3178530

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Appeal Reference: APP/M0655/W/17/3178530

Peel Hall, north Warrington

Mr Peter Kozak

Dear sir,

Thank you for this opportunity to comment on the appeal against the refusal of planning permission for the site in Houghton Green, Warrington.

I want to repeat my previous objections to this major development proposal to build 1200 dwellings, plus retail premises, on a green field site.

1. The site has no mains sewage, motor access, or mains drainage.
2. The plot was sold in about 1984 by Warrington Borough Council to Satnam Millenium because they judged the site to be unsuitable for such development. **Nothing about the suitability of the site has changed since then.**
3. There is but one football field near to Houghton Green and Poplars Avenue; Satnam propose to drive their new access road through it, then to offer a replacement that would be well away from Houghton Green.
4. The view across to Winwick and west towards Frodsham will be blocked.
5. The district has many dwellings already; Warrington's need for further dwellings could be met by their allowing the use of the brown-field sites in the town. In particular, the plots and sites near to Winwick Road that have been left in a state of partial development for ten years or so.
6. The Borough Council do not maintain adequately the roads, wooded areas, verges and streams in Houghton Green or Fearnhead North. Extra dwellings, human and road traffic after completion of the Satnam development will make these matters worse.
7. The Council have refused to recognise that the approach to north Warrington and through to Birchwood Park along Enfield Park Road, Blackbrook Avenue and Delph Lane is a much abused 30mph limited route for workers. They have refused to place speed-limit signs, to paint speed-limit reminders on the road surfaces or to do anything to enforce the limits. This is despite there being two schools and several zebra crossings.
8. There is little green field space in north Warrington, but there are many housing estates. To allow a major development like this from Satnam will take away our remaining open wild space and the leisure area for children, and cram many more people into this part of Warrington.
9. My neighbours and I do not believe that the Council will manage the extra challenges from 1200 more dwellings, the extra residents, the need for better amenities, nor the need to maintain the environment here.

Yours faithfully,

J B Bartlett

42 St Andrews Close  
Fearnhead  
Warrington  
WA2 0EJ

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**Brown, Kerr**

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**From:** Tina Dutton [REDACTED]  
**Sent:** 26 September 2017 12:56  
**To:** Kozak, Peter  
**Cc:** [REDACTED]  
**Subject:** Peel Hall development 3178530  
**Attachments:** presentation to council about Satnam.odt

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The White City Residents

(Birch Ave /Elm Road)

C/o Mrs S Kavanagh

17 Birch Ave

Winwick

Warrington

WA2 9TN

26/09/2017

To whom it may concern

Once again we find ourselves having to write to OBJECT to Satnam Developments plans for Peel Hall and Winwick Farm. This letter is on behalf of the residents of Winwick Farm End of the development.

The plan is completely unsustainable as there are no roads to the land, the residents of Birch Road and Elm Road object to the part of the plan where they plan to put 2 access roads off Birch Avenue, (which if passed will eventually make Birch Ave a 'Rat Run'). At the moment the plan is that the roads have nowhere to go but, to the houses being built by Satnam BUT all plans are subject to change and the residents have already suffered from 'plan changes' and why wouldn't they want to change this, as one of the biggest objections is the traffic this development will cause on the surrounding area, which is already congested. All they would need to do is open up the road to enable the traffic to get to the larger estate. 'Rat Run'

You are already in receipt of our previous objections sent to the council, we have attached our speeches that were made on the night of objection to the council, resulting in the application being refused. if you require photographic evidence of why it is unsustainable ie Fire engines not being able to attend the NHS unit and Residents houses in Birch Avenue we can supply.

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we are also concerned that it is on record that :

• **Details of t**

**he huge traffic / transport implications for Warrington have been omitted from the PLDP because no detailed traffic computer models appear to have been tested for the road network. The implications for south Warrington, north Warrington and, in focus, Latchford and west Thelwall are potentially disastrous. Existing roads and routes will experience increased traffic congestion and pollution e.g. noise. This is a crucial component without which the plan cannot be fully assessed.**

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if this hasn't been done for the PLDP I am almost certain it has not been done for the Satnam development.


Kind Regards

Sandra Kavangh

Tina Dutton

For the residents of White City

attachments from from S Kavangh and Tina Dutton

Reasons for objection.pub 

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Good evening my name is Sandra Kavanagh and I live in Birch Avenue Winwick.

I am here to object to the planning application Satnam developers are

putting forward for 1400 houses and various units and buildings on the land known as Peel Hall and Winwick Farm (known locally as the white city).

As you know this land has no entrance or exits and they intend to knock down 5 houses for this purpose and build roads that basically go nowhere. I would like to bring your attention to the pollution aspect of this development, as the houses will be within 500 mtrs of the motorway it will affect the growth of children's lungs and could precipitate Asthma, the research was done in America on 3677 children between the ages of 10 and 18 (and living with smoking was taken into consideration) I did email the facts and figures to the council and I hope you found time to glance over it. I think this is a very important subject as the family's who will live on this development will have to have cars to get on and off it and that will cause more traffic for Warrington North and cause more traffic jams which equals more pollution and the World Health Organisation has already said that Warrington has the worst pollution problems in the North West already

I think that you should refuse this application not only on these grounds but also the infrastructure around this development is unsustainable, the traffic in and around Warrington North ie:- Birchwood and the A49 is abysmal, just one breakdown on the M62, M6, or around Warrington and we are gridlocked and Satnam Developers do not think this is their problem they say its the councils problem even though they will be adding to it. 20 years down the line it will be left to the council to rectify all the problems that Satnam will leave for them.

The traffic that will be generated on Poplars Ave, Cotswold Rd, and Sandy Lane West will be horrendous you can't get out of Aldi now at 4 o'clock, imagine what it will be like with another 1400 families and the workers going to and from the units they intend to build on winwick farm, and then there's the school that's not going to be built before the house's so until then you will have the school run at 8am and 3-30pm.

And that's not all what about the Hospital they can't cope now A&E is proposed to close between 10pm and 6am where is everyone going to go,

Increasing the houses being built will only exacerbate the problems of not only pollution but traffic and our hospital.

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**Brown, Kerr**

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**From:** Spencer Tewis-Allen [REDACTED]  
**Sent:** 25 September 2017 15:31  
**To:** Kozak, Peter  
**Cc:** Holmes, John; Simon Ricketts  
**Subject:** Planning Inspectorate APP/M0655/W/17/3178530: Land at Peel Hall, WA2 9TY  
TOW:002000000039

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**Attachments:** Letter to PINS - 25 September 2017.pdf

Dear Peter,

Please see attached for your kind attention. A hardcopy to follow by post.

I also copy the legal representative for Warrington Council.

Kind regards,  
Spencer

**Spencer Tewis-Allen**  
Associate  
Town Legal LLP

1 London Wall Buildings, London EC2M 5PG.

DDI: 020 3893 0387 | Mob: 07931 870540

**TOWN  
LEGAL  
LLP**

**tn.**

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LEGAL  
LLP**

Planning Inspectorate  
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Temple Quay House  
2 The Square

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London  
EC2M 5PG

Temple Quay  
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BS1 6PN  
FAO: Mr P Kozak

townlegal.com

T: 020 3893 0370  
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E: spencer.tewis-  
allen@townlegal.com

Your ref: APP/M0655/W/17/3178530  
Our ref: SAT001/0001/SR/STA  
25 September 2017

**URGENT  
ATTENTION  
By Email**

Dear Sirs

**Town and Country Planning Act Appeal by Satnam Millennium Limited (the "Appellant")  
Property: Peel Hall, Warrington, WA2 9TY**

We write on behalf of the Appellant in response to the Council's letter of 20 September 2017.

We are disappointed that the Council chose to write its letter to the Inspectorate without first discussing or attempting to resolve any matters first with the Appellant, particularly since it followed the Inspectorate's decision on 17 August 2017 to take the appeal out of abeyance by setting the Bespoke Programme within which is the inquiry start date of 13 February 2018. This date is within the range of dates that were agreed between the parties and submitted to the Inspectorate.

The matters raised in the Council's letter do not raise any changes in circumstance since that ruling from the Inspectorate on 17 August nor does it address or respond to the points raised in our letter dated 7 August 2017. Indeed, the Council's letter repeats complaints raised in earlier correspondence that we have already addressed in response, prior to the Inspectorate's ruling.

It is also noted that the Council continues to propose a pre-inquiry meeting. We continue to support the Council in its request.

In our letter of 7 August, we also indicated that it would be helpful for all parties for there to be an agreed timetable for submission of information and for arriving at as detailed as possible a Statement of Common Ground. Whilst this timetable might most usefully have been arrived at during a pre-inquiry meeting, we are conscious of the passage of time and thus thought it helpful to put forward a suggested proposal on which we would welcome the comments of the Council and the Inspectorate. Our proposed timetable is appended at **Appendix 1**.

The proposed timetable takes account of the various constraints on the consultant work which is underway, the delay of which has not been of the Appellant's making. In January 2016, the Council and Highways England agreed to use an expanded VISSIM model to assess traffic implications. By February 2017, it was clear that this model could not properly be adapted to the relevant circumstances, and it was agreed by AECOM to switch to a SATURN model. It will only be in the first week of October 2017 that this model will be signed off. Thus the assessment process has been substantially delayed, through matters wholly outside the Appellant's control.

Partners: Elizabeth Christle, Mary Cook, Clare Fielding, Meeta Kaur, Simon Ricketts and Patrick Robinson.

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**tn.**



Planning Inspectorate

- 2 -

25 September 2017

be signed off. Thus the assessment process has been substantially delayed, through matters wholly outside the Appellant's control.

~~Whilst the Appellant's consultant team remains confident that the proposed timetable at Appendix 1 can be met and the necessary work will have been completed and fully consulted on in readiness for the commencement of the Inquiry, it would obviously be preferable for the Council to engage at the earliest possible stage to expedite matters. If any unexpected issues arise which have the result of extending the timetable beyond that proposed in Appendix 1, we would, of course, notify all parties to seek to agree a sensible resolution.~~

As we made clear in our letter on 7 August, we would be willing to agree appropriate dates for a pre-inquiry meeting. The Appellant team's availability for a meeting in the next 6 weeks is set out in Appendix 1.

Yours faithfully

*Town Legal LLP*

**Town Legal LLP**

Encs

Cc:

John Holmes: Warrington Borough Council (jholmes@warrington.gov.uk);

**tn.**

**Appendix 1**  
**Appellant's proposed timetable**

<u>Action</u>	<u>Submission Date</u>	<u>Comments</u>
<p>Submission by Appellant to Council of Highway Reports (AECOM)</p>	<p>Before 6 October 2017</p>	<p>The Appellant proposes to submit the following documentation in advance of the Transport Assessment in order to provide the Council with as much available information in the soonest timeframe. These documents together will enable the Council to understand any traffic and highways impacts and provide as good basis for assessment of the forthcoming Transport Assessment.</p> <p>The three Aecom reports on the Peel Hall Saturn model comprise:</p> <ul style="list-style-type: none"> <li>i. Local Model Validation Report (LMVR) – this details the methodology for the Peel Hall Saturn base model, including survey data, development and calibration;</li> <li>ii. Peel Hall Forecasting Report – this summarises the methodology adopted to model forecast years and the future impacts of the development site, and provides an evaluation of impacts in terms of the development on journey time, delay and queuing; and</li> <li>iii. Saturn Modelling Results Technical Note – this provides a summary of the impact of the development traffic for the different future year scenarios tested and</li> </ul>

		<p>highlights the junctions affected.</p> <p>This information will enable highway officers to review progress to date at an early stage.</p> <p>In terms of HTP documents to be submitted at the same time, these will be as follows:</p> <ul style="list-style-type: none"> <li>i. Covering letter;</li> <li>ii. A Technical Note providing a summary of the development impact arising at key junctions as set out in the Saturn modelling reports above for ease of reference; and</li> <li>iii. Our response to WBC's highway officer consultation response.</li> </ul>
Pre -inquiry meeting	TBA	<p><b><u>Available dates in next 6 weeks:</u></b>  11-13<sup>th</sup> October  27 October  3 November  6th-9th November</p>
Submission of ES Addendum and final Transport Assessment	Before 8 December 2017	6 weeks prior to submission of proofs of evidence for highways.
Council to respond to Transport Assessment	Before 5 January 2018	
Exchange of proofs of evidence (save for those relating to Highways)	16 January 2018	4 weeks before commencement of Inquiry (in accordance with the Bespoke Programme)
Exchange of proofs of evidence relating to Highways	23 January 2018	3 weeks before commencement of Inquiry (one week later than set out in the Bespoke

		Programme)
Submission of Statement of Common Ground for Planning	16 January 2018	4 weeks before commencement of Inquiry (as set out in the Bespoke Programme)
Submission of Statement of Common Ground for Highways	23 January 2018	3 weeks before commencement of Inquiry (one week later than set out in the Bespoke Programme)
Rebuttals (if any)	2 February 2018	10 days before commencement of Inquiry
Inquiry start date	13 February 2018	No change

**Brown, Kerr**

---

**From:** Tina Dutton [REDACTED]  
**Sent:** 26 September 2017 14:05  
**To:** Kozak, Peter  
**Subject:** Re: Peel Hall development

---

my reasons for objections didn't send the content is as follows:

MY NAME IS TINA DUTTON, I LIVE ON BIRCH AVENUE AND HAVE DONE FOR 28YRS

MY OBJECTIONS FOR THE DEVELOPMENT, ESPECIALLY THE WINWICK FARM FAZE, IS

The roads, Birch Ave and Elm Road Cannot, cannot sustain any more traffic. When they built the Alders at the bottom of Birch Ave, We were told that we would only be looking at an extra 10 cars per day! Of late this is regularly 40-50+ and the over spill are having to park on Birch Ave.

Already the road is in a bad state, (photo supplied) we posed the question to Satnam about it, they said 'its not our concern, that is one for the council'

We have had a drain collapse right outside our house, the road had to be closed for weeks for repair, the dip in the road is actually appearing again, So Wagons, vans,

excess traffic, will only add to this. If building was to go ahead, it doesn't bear thinking about of what chaos it will cause!!

The road is quite narrow and Fire Engines Ambulances have had difficulty getting through with the cars from the residents that already live there, (Photo supplied)

We are also concerned that in the small print it says 'subject to change' we have had first hand experience of this with the Alders, it has had change of use and


extensions to the buildings. We believe that it is Satnams intention to change things once permission is granted, **if one of them** is to open up the road leading to the 10 proposed houses to the right of the Alders, so that the traffic wanting to get to the work units at the top end of the field next to the motorway, Birch Ave will become a 'rat run'

May I also point out that it was stated that the turning for Birch Ave from the motorway junction was actually not within the legal limits, but now they want to add another 25+ house, down the same illegal road?

We chose to live where we live, next to open fields and expect the odd rat hunting for food but, if they start to build there we will be infested with vermin, this and more reasons, make us feel like every time an applications is made, we are being threatened and terrorised.

Thank you ..

 Virus-free. [www.avg.com](http://www.avg.com)

On Tue, Sep 26, 2017 at 12:55 PM, Tina Dutton  wrote:

The White City Residents

(Birch Ave /Elm Road)

C/o Mrs S Kavanagh

17 Birch Ave

Winwick

Warrington

WA2 9TN

26/09/2017

---

To whom it may concern

Once again we find ourselves having to write to OBJECT to Satnam Developments plans for Peel Hall and Winwick Farm. This letter is on behalf of the residents of Winwick Farm End of the development.

The plan is completely unsustainable as there are no roads to the land, the residents of Birch Road and Elm Road object to the part of the plan where they plan to put 2 access roads off Birch Avenue, (which if passed will eventually make Birch Ave a 'Rat Run'). At the moment the plan is that the roads have nowhere to go but, to the houses being built by Satnam BUT all plans are subject to change and the residents have already suffered from 'plan changes' and why wouldn't they want to change this, as one of the biggest objections is the traffic this development will cause on the surrounding area, which is already congested. All they would need to do is open up the road to enable the traffic to get to the larger estate. 'Rat Run'

You are already in receipt of our previous objections sent to the council, we have attached our speeches that were made on the night of objection to the council, resulting in the application being refused. If you require photographic evidence of why it is unsustainable ie Fire engines not being able to attend the NHS unit and Residents houses in Birch Avenue we can supply.

we are also concerned that it is on record that :

---

- **Details of t**

---

**the huge traffic / transport implications for Warrington have been omitted from the PLDP because no detailed traffic computer models appear to have been tested for the road network. The implications for south Warrington, north Warrington and, in focus, Latchford and west Thelwall are potentially disastrous. Existing roads and routes will experience increased traffic congestion and pollution e.g. noise. This is a crucial component without which the plan cannot be fully assessed.**

---

if this hasn't been done for the PLDP I am almost certain it has not been done for the Satnam development.

Kind Regards


Sandra Kavangh

---

Tina Dutton

For the residents of White City

attachments from from S Kavangh and Tina Dutton

 reasons for objection.pub

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**Brown, Kerr**

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**From:** [REDACTED]  
**Sent:** 25 September 2017 18:30  
**To:** Kozak, Peter  
**Subject:** APP/M0655/W/17/317850 - Satnam Millenium Ltd - Peel Hall - 2016 28492

Dear Sirs,

I write to object to the entire planning application by Satnam Millenium Ltd to build on land at Peel Hall, North Warrington.

I reside at Cinnamon Brow and am concerned about the impact of a new housing estate on my community.

My reasons are as follows:

1)

The surrounding highway infrastructure **WOULD NOT** support the additional throughput of traffic caused by this proposed large building project. Traffic leaving the proposed estate turning left onto Blackbrook Avenue could not freely move to access Delph Lane, onto Myddleton Lane. The road beyond the M62 motorway bridge is a narrow country road which is already difficult to negotiate at the corner by Myddleton Hall. It is a dangerous narrow road, unfit for pedestrians (no pathway in parts) and regularly subject to 'passing traffic' problems with heavy goods vehicles (guided by Satnav technology) trying to avoid busier roads around Warrington.

2)

In the opposite direction I believe additional traffic would 'bottleneck' at the approach to Fearnhead Crossroads as a right turn down to Hilden Island is 'Access Only' and traffic is not permitted to use this route to travel to Warrington Town Centre.

3)

Traffic to and from the proposed development would include at least one car (if not two) from most of the 1200 households. Also, inevitably, delivery lorries accessing the proposed food stores, restaurants, drinking establishments, takeaways, schools and sports facilities would cause misery for existing surrounding communities.

4)

On a personal level, my family and I love the wild green space afforded by Peel Hall and surrounding woods and habitat. It is an area which provides freedom for many in our community, full of wildlife, interesting walks, adventure for young families and open areas for dog walkers.

Lastly, I request that the application be examined in the light of original Warrington New Town Planning. Was such a building project along with roads and access points through existing estates envisaged by Government, Local Planning officials and Councillors forty years ago?

I would urge that this appeal by Satnam Millenium Ltd be turned down on the grounds of unsustainability and inadequate infrastructure.

Kind Regards,

Catherine.W Webster  
10 Gables Close,  
Cinnamon Brow,  
Warrington.  
WA2 0DR

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**Brown, Kerr**

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**From:** Valerie Banner [REDACTED]  
**Sent:** 11 September 2017 14:23  
**To:** [REDACTED] Kozak, Peter  
**Subject:** Re: SATNAM MILLENNIUM LTD  
**Attachments:** Peel hall.pdf

---

Dear Sirs,

I attach a letter from my late husband dating back to 1994 objecting to this planning - How sad we have had to endure this constant threat for so many years.

Val Banner

---Original Message-----

From: Valerie Banner [REDACTED]  
To: Peter.Kozak <[Peter.Kozak@pins.gsi.gov.uk](mailto:Peter.Kozak@pins.gsi.gov.uk)>  
Sent: Fri, 25 Aug 2017 11:11  
Subject: SATNAM MILLENNIUM LTD

RE: Application No 2016/28492

Dear Sirs,

I cannot believe this is raising its ugly head yet again!!!!.

I am confused as to what the letter actually means. Do we need to put in our objections again to this outrageous proposal?

We are not privileged to live in an area which is surrounded with green belt and have been campaigning tirelessly for many years to save the only minute space of green belt - Namely Peel Hall from these unscrupulous developers who only wish to line their pockets and, despite what they say in their application about meeting the needs of the people, we all know this couldn't be further from the truth.

This development has been a constant threat to hundreds of honest, hardworking residents who only want to preserve what little area they now have to enjoy with their families.

Regards

Valerie Banner

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The Cottage  
6 Radley Lane  
Houghton Green Village  
Warrington  
WA2 OSY

Friday 7th January 1994

Warrington Borough Council  
Community Services  
West Annexe  
Town Hall  
Warrington WA1 1UH

For the attention of Mr.A.Stephenson

Dear Sirs,

APPLICATION NO:93/31332 - LAND AT PEEL HALL, OFF RADLEY LANE, WINWICK  
ONCE AGAIN as beleaguered residents we have to respond to the above application for planning permission at Peel Hall.

This is the third time our area has been threatened by radical development and surprisingly since the last time permission was refused we were told that the developer could not apply again until the year 2001!

Once again it appears the "GOAL POSTS" have been moved to allow such application. We therefore wish to register our strongest objection on the grounds that this development is not needed and would totally disrupt the semi-rural environment enjoyed by the current residents.

The effect on the wildlife and green environment would be catastrophic, not to mention the disruption to ordinary people with such a major development.

I appeal to those who make the decisions to think of quality of life and not the lure of the almighty dollar!!

Yours faithfully,

K.J.Banner(Mr)

**Brown, Kerr**

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**From:** Cooksey, Councillor Hilary <CllrHilary.Cooksey@warrington.gov.uk>  
**Sent:** 28 September 2017 11:09  
**To:** Kozak, Peter  
**Subject:** Objection to appeal to Inspectorate. Application 2016/28492 Satnam Millenium Ltd land at Peel Hall, Warrington

---

Dear Sir

As ward Councillors for the Poplars & Hulme ward in Warrington where the site in question is situated, we object to the above application.

Firstly, we believe this is an abuse of the appeal system, as at the original Development Management Committee hearing, the appellants failed to submit the requested information to confirm that the potential traffic impact would not be severe. In the absence of such information the DMC could not approve the application because all existing evidence shows that the traffic impact would be in conflict with the Local Plan Core Strategy. It is our submission that it should not be possible to simply present this evidence to a Public Inquiry without going through the normal planning process at local level.

The statement of case submitted by Satnam Millenium Ltd says at paragraph 1.5 that the refusal relates to two narrow areas. We submit that these two areas have a significant impact on the development proposal and were rightly refused. The traffic in these areas is already so heavy that concerns about the difficulties form a significant part of our caseload as councillors. We believe that the proposals contained in this application would create major issues. The appellant proposes in the submission the demolition of five properties on Poplars Avenue to create an entrance to the proposed site. This, in our view, will merely exacerbate traffic problems in an already problematic area. The only route out onto Winwick Road has severe congestion problems already.

We believe there is insufficient scope to deal with an increased population in this area. The local primary schools are already oversubscribed and local families are having to send their children out of the locality. The applicant indicates in the submission that a school is to be built at the end of the timescale for development, and there are no indications of funding to build further classrooms on existing provision. There would also be substantial extra pressure on health services. In our view this is an already heavily developed area with overburdened infrastructure which will be made worse by further development.

The land at Peel Hall has been a green lung for this area. The proximity of the proposed development to the M62 motorway would mean that air quality would be very poor. Winwick Road already has one of the worst air quality readings in Warrington. Increased development will have an adverse effect on quality of life in this area. We submit that this appeal should be refused.

Yours sincerely

Councillor Hilary Cooksey  
Councillor John Kerr-Brown  
Councillor Brian Maher

Representing Poplars & Hulme  
Warrington Borough Council

Hilary Cooksey

Councillor Hilary Cooksey  
Poplars & Hulme Ward  
Warrington Borough Council

# WARRINGTON FESTIVAL

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Ms Wendy Johnson-Taylor  
19 Mill Close  
Houghton Green  
WARRINGTON  
WA2.0ST

Your Ref:  
Our Ref: APP/M0655/W/17/3178530

02 October 2017

Dear Ms Wendy Johnson-Taylor,

**Town and Country Planning Act 1990**  
**Appeal by Satnam Millennium Ltd**  
**Site Address: Land at Peel Hall, Warrington, Cheshire, WA2 9TY (nearest)**

Thank you for your recent correspondence about this appeal.

We recommend that anybody who wishes to speak should attend the start of the Inquiry and inform the Inspector then that they wish to do so.

With regards to video or other electronic evidence, the Inspector will make a decision about this after the Inquiry has opened. You may present the evidence to the Inspector at the event but it is your responsibility to find out from the LPA if there are suitable facilities at the venue, or whether you will have to provide your own, subject to the LPA's agreement. If the electronic media is used at the Inquiry it will become an Inquiry document and will be retained by the Inspector. Copies should be provided for each of the main parties (including parties with Rule 6 status). If you do wish to submit electronic media, we will require a written summary of the evidence. Please could this be done no later than **9 October 2017**

Yours sincerely,

*Peter Kozak*  
Peter Kozak

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - [www.planningportal.gov.uk/planning/appeals/online/search](http://www.planningportal.gov.uk/planning/appeals/online/search)

**Brown, Kerr**

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**From:** adrian [REDACTED]  
**Sent:** 28 September 2017 15:25  
**To:** Kozak, Peter  
**Cc:** [REDACTED]  
**Subject:** APP/MO655/W/17/3178530 - Peel Hall  
**Attachments:** Government Appeal Response.docx; Government Appeal Response.docx;  
Government Appeal Response.docx

Dear Peter,

Please find attached copies in response to the forthcoming appeal.

I have telephoned your office and I was advised to let you know that there are at least four local residents who want to speak at the hearing. They are initially Ste Dodd, Jon Parr, Margaret Steen and Richard Ward.

o we just have to register on the first day? We also have drone footage that gives evidence to some of our claims. Can we show this during the hearing and we have copies of press releases and media coverage from Local press and radio. Would this be beneficial and how can I get them to you? Do you need these in advance or during the hearing? In what format would you require these to be in?

My direct email address is [REDACTED]

Many Regards  
Wendy Johnson-Taylor

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**Mrs Wendy Johnson-Taylor**

**19 Mill Close, Houghton Green, Warrington, Cheshire, WA2 0ST**

**APP/MO655/W/17/3178530**

I fully support Warrington Borough Council's reasons to refuse planning permission from being granted on land known as Peel Hall. This application was submitted by Satnam Millennium Ltd.

I am not a planner/council official/developer. I have lived with Peel Hall on my doorstep all my life and I am grateful for the opportunity to voice my concerns about this major development application that I believe cannot guarantee a sustainable future. This is at an important initial planning level and the plans put before you have "grey" areas and lack crucial, credible data and information to allow proper and thorough consideration. This is a major development and it will have a massive impact on this area and will change the face of North Warrington for good.

Our fight to save Peel Hall has been going on for many years. This is the second time Satnam feels justification for a Government Planning Appeal. Satnam was unable to secure approval at its first appeal (approx. four years ago). Four attempts to obtain planning permission on this land have been refused. This is speaking volumes.

I personally feel that this constant "badgering" for planning approval should now be met with a complete review of planning legislation. These constant attempts to grind our councils down by draining resources and wasting tax-payers' money should be scrutinised, and especially so in the current, unstable economic climate. In short, the "abuse" we are constantly taking from Satnam is scandalous in terms of time, money and pressure on the residents that live here, our council and politicians.

These repeated failures must confirm that this land has severe fundamental issues that can never be overcome. I believe landowners/developers in cases like Satnam's should be dealt with on a "three strikes and you're out" basis or ordered to take "time out". I firmly believe that a change in planning legislation must take place now, especially with ongoing planning cases like the one before you.

There has not been one submission where Satnam has been able to provide a development plan that provides proof of sustainability, a plan that is designed to integrate and blend harmoniously with our community, a plan that adds value to its locality, a plan that displays genuine and careful consideration to the local environment, a plan that protects green spaces and a plan that shows compassion for the local wildlife. It's time our council was given the power to say "enough is enough".

The massive concerns over the unsustainability of the site cannot be highlighted enough. There is no infrastructure in place and the site is completely landlocked by the M62 motorway, heavily urbanised areas and surrounding road network that is already buckling under the sheer weight of traffic. Access in and out of a development of this size is impossible to overcome. The area is locked into the urbanisations of Orford, Poplars and Hulme, Cinnamon Brow, Fearnhead and Winwick. There are other areas such as Birchwood, Longbarn and Padgate to consider. Even further up the A49 where the areas of Newton-le-Willows and Golborne will be affected. Burtonwood will also be impacted by a development that increases the traffic on surrounding roads by 1,200 plus vehicles. Our council's highways department has questioned Satnam's ideas to resolve this and it has resulted in serious doubts being raised about public safety.

The major roads that feed this location are already clogged up – even more so when you consider the developments now being constructed in neighbouring boroughs.

One road in and one road out will not be the answer. Any additional routes would result in the unfortunate demolition of homes. This development would create dangerous, hazardous "rat runs" around our connecting roads – surely this increases our concerns about safety on our roads? A bump on any road around here, and particularly the motorway network and the A49 brings this area down to total gridlock for hours.

The composition of the land at Peel Hall is complex. There is an underground spring with running sand on top and above that are several meters of peat. I believe this land is unstable and is literally a moving mass that would be hugely difficult and expensive for any developer to rectify, if that was possible. It would not be a concrete and stable answer to the longevity of any heavy structure and would definitely be far from a perfect base for a development of this size and I believe this could, in the long term, cause problems for our council and it could well constitute a public safety issue. To add to this there is the problem of the site being water-logged, even during wet summers. In the Autumn and Winter it is mainly under water – attracting many species of wildlife.

The site is listed within the SHLAA report (ref 1506). It states that it is "considered" to be "suitable, available and achievable" however this report is based on information provided by Satnam and does not demonstrate in any way how it intends to overcome issues with contaminated land, ground conditions, surrounding land implications and hazardous installation. The latest application also brings into question yet again Satnam's disregard for what is the last natural green space left in North Warrington, its wildlife and local community as well as the repeated and unnecessary pressure being forced on public services by not being

able to demonstrate how it will mitigate any of the concerns raised by politicians and residents alike.

I believe Satnam has not shown good planning ethics for our locality, especially over how it would guarantee to make this development sustainable as well as overcoming the serious issues outlined in the SHLAA document. The SHLAA is not a new document, just an updated land supply that has been assessed by the council. It is worth noting that this land is only seen as "suitable, available and achievable" purely based on Satnam's say so and nothing more. There also seems to be no real attempt by Satnam to bring real clarity on how it aims to resolve these issues on top of unsustainability and non-existent infrastructure. What about "urban quality" when we are already heavily urbanised, local distinctiveness and the current intense traffic situation? There has been no input by Satnam that can convince me that development on Peel Hall would "overcome" such important issues that would adversely affect our environment and how go about our daily life.

The issues raised about the suitability and availability of Peel Hall is now very much questionable. The Government has just release new proposals that outline a new formula for calculating housing needs. It could well mean that Warrington Borough Council will have to revise down its housing targets. The North West's estimated housing need could be reduced by a quarter. With Peel Hall coming up to appeal I am asking you to give serious consideration whether a development of this magnitude is in the best long-term, economic interest of our town.

The proposals suggest that brownfield sites should be built on in preference to greenfield sites. If we end up with a much smaller housing requirement, the new figure would be satisfied by brownfield regeneration alone in Warrington. We have always argued that Warrington has enough brownfield sites that are "available" and "suitable" right now.

Satnam's plan is far too damaging for this area, our community spirit will be ruined, our environment will be damaged beyond repair. Vast overcrowded areas without adequate facilities cannot be reversed. These include (for example) emergency services cover, medical and educational facilities (for all ages) and reliable and sustainable transport services. We have a main hospital that is just about coping and overstretched. How will 1,200-plus new residents impact on this?

Local people are also worried about pollution levels. One side of Peel Hall runs parallel to the M62 (one of the most congested motorways in the UK), part of it also runs close to the A49. Both are Air Quality Management Areas, due to emitting high levels of airborne pollutants,

they demand monitoring. These levels are already at a high level. Development on Peel Hall would impact on our poor local air quality.

Satnam has failed to provide adequate data regarding this due to failing to produce accurate transport data. Warrington has been named and shamed as the second worst place in the North West for breaching air pollution safety levels for a measure known (PM2.5) by the World Health Organisation. Can we be assured that the correct information and projected data will be produced?

If air quality declines the risk of stroke, heart disease, lung cancer and acute respiratory diseases are increased. As we know, these are attributable to unfortunate premature deaths every year. Peel Hall is known as "The lung of North Warrington". Taking away this vital green area will surely impact on already high levels of small and fine harmful pollution particles. Local residents complain constantly having to clean dust filled window ledges already. The M62 is going to be widened alongside the Peel Hall site – this must surely raise alarm bells about our future health. The question of pollution and projected pollutant figures have got to be addressed - We are already breathing it in.

There are also the questions to be raised about increased noise and pollution levels from both the motorway and road networks affecting new and existing homes. The nature of the site lends itself to extensive buffer/exclusion zones due to many factors – the main gas pipe that runs from Liverpool to Manchester along the M62, the neighbouring conservation areas and the massively urbanised areas already in situ. There is also the question of considering what impact the widening of the M62 will have on increased pollution levels.

In its application, Satnam has "suggested" taking away Ballater Drive Playing Field and in its place put through an access road that will feed onto unsuitable roads. Delph Lane (which would give access to traffic to the A49) is extremely narrow and cannot accommodate anything larger than a transit van. It is soon to have a weight and width restriction placed on it. The other routes are only Enfield Park Road and Blackbrook Avenue and both are extremely busy and chaotic, especially at peak hours. These feed onto even busier roads. Residents are constantly adding time onto their daily journeys just in order to get to work on time and it's getting worse by the day! Traffic along the A49 is always bumper to bumper all the way into the town centre at peak hours.

The local community want to keep the playing field as it is today. It is used by hundreds + of residents of all ages. I understand the playing field is owned by HCA and Warrington Borough Council has recently signed a lease over it for the next 7yrs. It is not owned by Satnam. Surely, we

cannot lose this much-used amenity as well! Our residents, old and young, will not be able to utilise any proposed recreational facilities in the same way because Satnam has placed such facilities on the other side of the site – which is too far to walk and it is also too close to the huge facilities available at the Jubilee Hub anyway.

Green is an important word, green helps us to keep active, green can assist in our mental health and wellbeing. The Government is advocating that we should use and enjoy our open green spaces. Peel Hall is unique because it is unspoilt with grassland, ponds and wooded areas. Our children should grow up appreciating and interacting with the natural environment first hand instead of watching the destruction of it on TV. Peel Hall also runs parallel to protected common land and a conservation area. Wildlife from these areas encroach onto Peel Hall to forage and to build nests etc due to the wide range of food and the natural habitation it offers. It is an area of historical and archaeological interest. Several initial excavations have unearthed remnants from Roman, Medieval and Anglo Saxon ages. Peel Hall is historical. Many footpaths tell tales, including the "Pig Path" that runs from Orford to Winwick. Satnam regularly ploughs over our public footpaths and we find ourselves having to walk over them to reinstate their origin.

Peel Hall's wildlife continues to flourish. I would like you to take into account my personal belief that Satnam has made several attempts to decimate the numbers of varied species that thrive here (We have video footage). This includes spraying weed killer when ground birds are nesting and tearing down shrubbery during nesting season. When you visit the area you cannot but notice the stark contrast of the tree canopy adjoining Peel Hall that give witness to a day in the late 1990's when contractors came in felled trees, tore out shrubs bushes, burnt debris on site, ploughed the whole area up and barbed wired it. Residents complained to the council but when officials turned up it was too late. It was devastating to witness. Before this happened, it was used by walkers from the local area and further afield, photographers and children as an area of natural interest. This area could well have been listed as a protected area of natural importance but it was destroyed overnight. Whether Satnam should have sought official permission to do this we do not know.

However, the wildlife keeps returning as if to have a campaign of its own due to its suitability for natural habitat. It's demonstrating its voice as if to say: "this is our home and we are here to stay." The number of thriving species - plant and wildlife are well documented. this includes several rare species that Peel Hall is home to. I believe this land could be turned back to the place where we love, appreciate, enjoy and walk.

It could once again be a green asset for us and for future generations to enjoy. A rare peaceful, green place directly in the centre of what is the massively urbanised location called North Warrington.

---

**Thank you for your time and consideration – Wendy Johnson-Taylor**

Peel Hall Farmhouse  
Radley Lane,  
Houghton Green Village  
Warrington,  
WA2 0TA  
Cheshire

The Planning Inspectorate,  
Temple Quay House,  
2 The Square,  
Temple Quay  
Bristol  
BS1 6PN

25th September 2017

Dear Sir,

**APP/M0655/W/17/9178530 - LAND AT PEEL HALL, WARRINGTON**

The proposed radical development of the land surrounding our home and business is of grave concern. We are a three generation family living at Peel Hall Farmhouse for 25 years. Our nearest neighbour is 400 metres away. Since 1999 we have operated a successful Boarding Kennels & Cattery on site, without direct neighbours noise from the kennels is not a problem. The proposed development of 1200 homes surrounding us would have a significant adverse change of outlook from open fields and trees to a dense residential estate.

We would like to correct an error in the various planning documents for Peel Hall. The access lane to our home is **Radley Lane, not Peel Cottage Lane**. Radley Lane forks at the junction by Sycamore Cottage, we take the right fork and drive/walk the 493 metres (open fields either side) to our home and the topography of the lane hides the M62 from view. This part of Radley Lane, a public right of way, is single lane width, with 3 vehicle passing points, no pavement either side, no street lighting and no drainage., a typical rural lane. The submitted plans indicate houses either side of Radley Lane with 2 metre garden fencing, facing the lane. The plan also indicates a 3 metre acoustic barrier between our home and Plot 4A. This would indicate that we are to be "fenced" in on 3 sides with considerable harm to the visual amenity for ourselves and the local public rights of way and the character and appearance of the area generally.

The plans show our property as being excluded from the development but do not indicate how the development can succeed without affecting our access. The landowner is aware of the Easement, Title number CH354119 relating to our access. **Appendix 1** Our access lane dissects the proposed 1,200 homes into 2 distinct areas, with 150 dwellings north and 1,050 dwellings to the south of the Radley Lane.

**Self Contained Residential Development**

The proposed self contained residential development of 150 homes with access from Mill Lane has no planned connectivity to the 1,050 homes proposed on the south side of Radley Lane. No vehicle access linking the 2 areas is proposed, no public transport is proposed for this self contained area. Mill Lane has no public transport because it is too narrow. There are currently 53 homes in our village the addition of 150 homes with access through our village would mean the loss of the village character.

In July 2013 an appeal into the development of 150 homes on this same section of the proposed development was rejected by an Inspector following an Inquiry in May 2013. The Inspector concluded that the development would not comprise sustainable development and would not therefore accord with the Framework, decision APP/M0655/A/13/2192076 - **Appendix 2**

The proposed self contained area of the development is exactly the same proposal as the refused application. None of proposed facilities in this current planning application will be within suitable walking distance to the 150 dwellings on the north side of Radley Lane.

The proposal does however show pedestrian access across Radley Lane would be needed to enable residents from the 150 homes to walk to the bus route proposed on the main spine road on the south side of Radley Lane. ~~Appendix 3~~ The current plans do not show how this can be achieved. Highgate Transportation report proposes using our vehicle access lane as a "shared footway/cycleway." No assessment of the suitability of this part of Radley Lane to accommodate further pedestrian flows is provided within the submitted Transport Assessment. No improvement measures (such as the installation of drainage, street lighting or pavements) are proposed within the application to address these deficiencies. ~~Without significant improvements Radley Lane is unsuitable for the proposed usage.~~

We have maintained Radley Lane from our own home to Peel Cottage for the past 25 years.

### Surface Water Drainage

The self contained area for 150 dwellings has in the past been subject to flooding and has caused both Radley Lane and the stables at Peel Cottage to substantial flooding which has made the road almost impassable and resulted in one vehicle leaving the road and ending up in the ditch. ~~Appendix 4~~ The solution to this flooding was for a large drainpipe, which now runs from the proposed Phase 4a under the access lane and onto the lower level proposed Phase 4b.

The illustrative drawings indicate a 2,500 square metre attenuation pond adjacent to our property. The pond is to service the 150 self contained residential development, phases 1a, 2a and 4a. ~~Appendix 5~~

There is a significant fall in the land level from Phase 1a to phase 4a and the site of the proposed attenuation pond adjacent to our home. The proposed attenuation pond could result in major flooding to our home and the surrounding area. There is no direct connectivity to a drainage ditch for surface water runoff generated from the proposed development to be discharged to via the proposed attenuation. There is insufficient information contained within the proposal on how this will be managed. It should also be noted that there is high pressure gas main running directly behind the proposed attenuation pond, excavation of such a large area in close proximity to a high pressure gas main, that is also adjacent to the newly widened M62 Smart Motorway is a serious concern. ~~Appendix 6~~

We have had flooding in our cellar when the water table rises, this new development could exacerbate this. The proposed plans give no indication of how an attenuation pond of this size will be managed. Radley Lane is unsuitable for heavy goods vehicles and therefore access to the attenuation pond would need to be from the new development. No such access is included in the proposed plans.

A report by Mark Thewsey, Environment Agency, to the previous refused planning application, 2012/20610, for 150 homes on the same land, clearly states "the low lying parts of the site may be vulnerable to a very high water table or even ground water flooding, and may therefore be unsuitable for soakage." ~~Appendix 7~~

The application gives no details on how sewerage from the 150 dwellings will be pumped up to Mill Lane, or indeed if this is possible.

In a previous (refused) planning applications 99/40295 - 99/40300 (Mixed use development Peel Hall, Warrington - applicant Satnam Planning Services Limited), the Environment Agency said:

"In view of the size of the site and the likelihood that attenuation will be required, the Agency would prefer that a drainage strategy for the whole site be agreed beforehand rather than having to have individual discussions with a series of developers. The Agency is keen to promote sustainable urban drainage systems, which provide environmental and economic benefits."

### NOISE & AIR QUALITY

The M62 motorway forms the boundary to the north of Peel Hall, it is one of 3 Air Quality Management Areas in Warrington.

Warrington has been named by the World Health Organisation (WHO) as the second worst place in the North West for breaching safety levels for air pollution.



As air quality declines, the risk of stroke, heart disease, lung cancer, and chronic and acute respiratory diseases, including asthma, increases for the people who live in these areas. For Warrington, 4.8% of all mortality is attributable to man-made particulate pollution, which is equal to 95 associated deaths.

### **Appendix 8**

The Design & Access Statement submitted with the planning application states "a 50 metre stand-off distance must be maintained between the M62 motorway and any family housing development with only apartment blocks with mechanical ventilation allowed within this zone, this is in the interest of maintaining sufficient air quality due to pollution from passing traffic."

This statement does not take into account the recent changes to this stretch of the M62. The highway has been upgraded to become a "Smart Motorway" the traffic is now even closer to Peel Hall Farm and the proposed development. The increased motorway capacity will significantly impact both the air quality and noise to this area.

The proposed plans include allotments situated directly next to the M62 smart motorway in the AQMA area, this is not a suitable location for allotments, and would have a negative impact on the health of residents. No outdoor leisure facilities should be included next to the motorway.

Outline planning permission for any development at Peel Hall should be refused until the air quality and noise from the M62 is reassessed to determine a safe stand off distance in view of the motorway upgrading.

### **Education**

The proposal for a new primary school in build year 9 or 10 is unsustainable and would certainly mean all new residents of primary school age would have to travel out of district until the new school was completed. Primary school children should be able to walk to school.

Access from Peel Hall to all local primary schools is currently out of the recommended walking distance for schools, these same schools are also oversubscribed.

This would add to the current problem of local congested roads. Public Transport from Peel Hall to out of area primary schools is not available, this would cause major hardship to any family who do not have their own transport.

### **Access**

There is no evidence in the current appeal scheme that safe vehicle access can be achieved across the whole of the site. The appeal scheme would have an adverse effect upon highway safety and the efficient operation of the highway network in the vicinity of the appeal site, particularly the M62 and A49.

Outline planning permission for any development at Peel Hall Farm should be refused until the applicant can demonstrate deliverability across the whole site. Without a detailed access strategy for the whole site which details sustainable transport across the site, and highway provision in accordance with the Local Highway Authority and the Highways Agency prior to commencement of its preparation," the application is incomplete and would lead to a piecemeal development.

### **Deprivation Indicators**

The appellants Planning Statement, 6.7 clearly outlines the existing problems in those areas surrounding Peel Hall. In October 2015 Poplars and Hulme, Orford and Poulton North wards, were recognised as being in the top 10 per cent most deprived areas nationally for:

Education Deprivation: Orford and Poplars and Hulme

Health Deprivation and Disability: Orford, Poplars and Hulme & Poulton North

Education, Skills and Training Deprivation: Orford and Poplars and Hulme

The long delay in the proposed primary school build, the proposal for recreational open space within the air quality management area, noise stand off areas and with housing in close proximity to the newly implemented smart motorway, would exacerbate the areas existing problems, which in turn will put pressure on those agencies already struggling. These proposals conflict with paragraph 17 of the Framework, which seeks, among other things, to ensure that planning always seeks to secure a good standard of amenity for all existing and future occupants of land and buildings.

The proposed major access point at Blackbrook Avenue, is through land owned by Homes & Communities, who have had no discussions with the appellant regarding the proposed usage of their land. ~~Appendix 2~~ The proposed access at Mill Lane is not owned entirely by the appellant and is the only access to the rear of homes on Mill Lane, there has been no discussion with the home owners regarding changes to their access. Radley Lane is, as already stated, subject to a legal easement there has been no discussions regarding the proposed additional usage.

The local road infrastructure cannot cope with the current level of traffic, without major infrastructure development in the local area first this planning application should be refused.

### **Conclusion**

The submitted plans are unsustainable, there is no evidence that the development would be completed in its entirety.

In the absence of detailed plans there is insufficient information available to reach a clear conclusion as to the total effect the proposed development will have on both our home, family life and our business and we ask that the application be refused.

If planning approval is to be given, we seek assurance that there will be:

- a) No detrimental impact to our home or kennels business.
- b) No 'walling in' of Peel Hall Farmhouse by acoustic barriers, or garden fences.
- c) Our property will not be subject to flooding from any site attenuation or drainage provision.
- d) Access to our home/business will be maintained at all times
- e) Our access road will not be used for site traffic at any time.
- f) Our utility services will be protected and maintained during any build period.
- g) Any upgrade and future maintenance of Radley Lane is at the sole expense of the developer, and the current legal easement will be complied with at all times.
- h) Any undeveloped land surrounding Peel Hall Farmhouse will be subject to landscaping and future maintenance at the sole expense of the developer.

Yours faithfully,



Kevin & Margaret Steen

**Brown, Kerr**

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**From:** Enquiries  
**Sent:** 27 September 2017 14:03  
**To:** Kozak, Peter  
**Cc:** [REDACTED]  
**Subject:** FW: APP/M0655/W/17/3178530  
**Attachments:** Objection letter Appendix list 1.docx

Dear Peter,

Please see the email below and attachment re 3178530.

Kind regards,  
Catherine Bell  
Customer Support Team – The Planning Inspectorate

*Customers are at the heart of everything we do*



**The Planning Inspectorate**

4A, Eagle Wing, Temple Quay House,  
2 The Square, Temple Quay, Bristol, BS1 6PN

Email: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

Helpline: 0303 444 5000

Twitter: @PINSgov

Web: [www.gov.uk/government/organisations/planning-inspectorate](http://www.gov.uk/government/organisations/planning-inspectorate)

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**From:** Margaret Steen [REDACTED]  
**Sent:** 26 September 2017 18:07  
**To:** Enquiries  
**Subject:** APP/M0655/W/17/3178530

Hi,

I wonder if you could help me.

I have sent an objection (3 copies) to the above application, However I forgot to include an index page. Is it possible you could add the attached to my correspondence.

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

My correspondence should arrive Wednesday 26th September 2017.

Your help would be much appreciated.

Kind regards

Margaret Steen

**APP/M0655/W/17/3178530 - LAND AT PEEL HALL, WARRINGTON**

Letter of Objection to above planning appeal

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- APPENDIX 1: Land Registry Document CH354119, Peel Hall Farmhouse, Warrington
- APPENDIX 2: Planning Appeal APP/M0655/A/13/219076
- APPENDIX 3: Radley Lane, Warrington WA2 0TA
- APPENDIX 4: Flooding at Radley Lane
- APPENDIX 5: Proposed Attenuation Pond adjacent to Peel Hall Farmhouse
- APPENDIX 6: High Pressure Gas Main
- APPENDIX 7: Environment Agency Correspondence, Planning Application 2012/20610
- APPENDIX 8: Warrington Borough Council, Air Quality
- APPENDIX 9: Homes & Communities Correspondence

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K & M STEEN  
PEEL HALL FARMHOUSE  
RADLEY LANE  
HOUGHTON GREEN VILLAGE  
WARRINGTON  
WA2 0TA

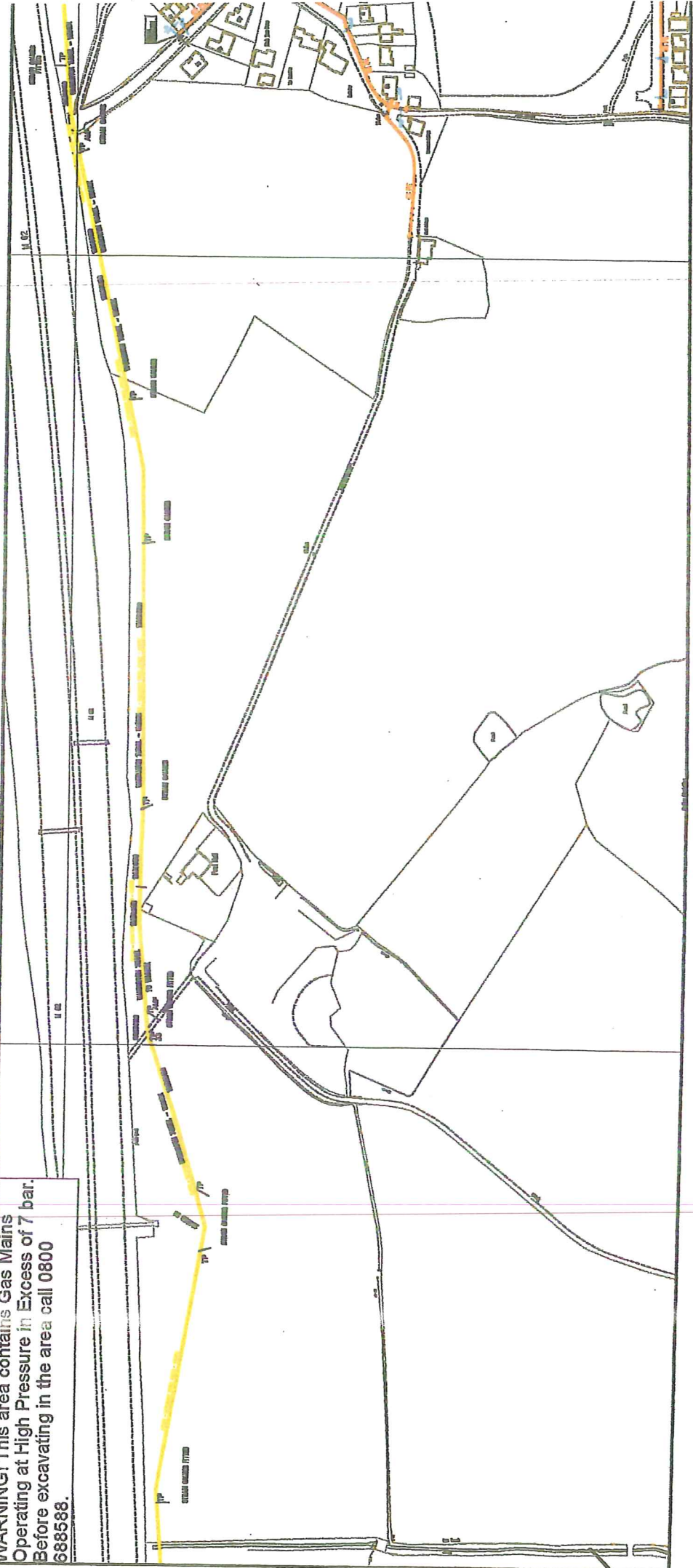
APPENDIX 6

5

High Pressure Gas Main

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**WARNING! This area contains Gas Mains Operating at High Pressure in Excess of 7 bar. Before excavating in the area call 0800 688588.**



<p><b>SCALE: Not to scale</b></p> <p><b>USER ID: CJS03</b></p> <p><b>DATE: 11/09/2017</b></p> <p><b>EXTRACT DATE: 05/12/2016</b></p> <p><b>MAP REF: SJ6191</b></p> <p><b>CENTRE: 361670, 391822</b></p> <p>Some examples of Plant Items:</p>		<p><b>LP MAINS</b></p> <p><b>MP MAINS</b></p> <p><b>IP MAINS</b></p> <p><b>LHP MAINS</b></p> <p><b>NHP MAINS</b></p> <p><b>HISTORY MAINS</b></p> <p><b>GTE</b></p> <p><b>SSSB</b></p> <p><b>SYPHON</b></p> <p><b>Valve</b></p> <p><b>Depth of Cover</b></p> <p><b>Diameter Change</b></p> <p><b>Material Change</b></p> <p><b>Out of Standard Service</b></p>
<p>This plan shows those pipes owned by National Grid Gas plc in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Gas plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HSG47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue. Further information on all DR4s can be determined by calling the DR4 hotline on 01455 692426 (9am-5pm) or texting DR4.5 (DR4 Number here) to 07816 650692 (5pm-9am). A DR4 is where a potential error has been identified within the asset record and a process is currently underway to investigate and resolve the error as appropriate.</p>		<p><b>MAPS Viewer Version 5.7.0.0</b></p> <p><b>Local Machine</b></p> <p>This plan is reproduced from or based on the CS map by National Grid Gas plc, with the sanction of the controller of HM Stationery Office.</p>

## APPENDIX 7

Environment Agency Correspondence  
Planning Application 2012/20610

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APPENDIX H - ENVIRONMENT AGENCY CORRESPONDENCE.

- 7 SEP 2012

2012/20670



**Halford, Alex**

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**From:** Thewsey, Mark [mark.thewsey@environment-agency.gov.uk]  
**Sent:** 17 January 2012 16:10  
**To:** Halford, Alex  
**Subject:** RE: 120109/NV08 - Peel Hall Farm, Warrington

Dear Alex,

Following on from your query this morning about soakaway drainage prospects in the vicinity of Peel Hall Farm Housing development at north Warrington:

Thank you for the location plan. It confirmed that it was indeed the development area I thought you were talking about, and therefore worthy of a word of warning about the expected ground conditions.

As indicated on the telephone, this is a generally low lying parcel of land falling from a mounded ridge circa 17m AOD in the area of your 'Phase 1' down to about 10m AOD at the southern end where Spa Brook passes under Poplars Avenue.

The superficial deposits here are generally very thin with surface sands above sandstone bedrock, with a laterally extensive but thin layer of intervening clay. Off site, this clay thickens significantly to the south.

To the north of the Motorway at a place called Spa Well, (Marked on OS maps) there used to rise a substantial spring which formed the commencement of Spa Well Brook that then flowed SW, and across your wider site area before passing under Poplars Ave and onward to ultimately join Sankey Brook. This spring effectively stopped discharging during development of water gathering tunnels beneath for a public supply well extension in 1878, and thereafter the brook had very little dry weather flow in its head-waters. The watercourse from Spa Well to the present M62 thereafter became little more than an agricultural ditch.

Many decades after this artificial diminution in Spa Well flow took place, Spa Brook downstream of your site was incorporated into a culvert/piped drainage system beneath the expanding housing area of Hulme.

Historically, (since construction of the first of the bug public supply abstraction wells about 1868) local groundwater levels at/near you site have been controlled, usually well below surface, by the substantial public water supply abstractions made from the underlying sandstone.

From the mid 1990s, for operational reasons, there was a prolonged period of non- abstraction by the local groundwater pumping stations, allowing water levels to return to their historical 'natural' levels before abstraction recommenced on a smaller scale than before in 2008-9.

While the pumping stations were off, local groundwater levels quickly rose to surface in the low lying area to the North of the motorway, where the sandstone is either exposed or generally covered only by a thin veneer of sand. This gave rise to significant groundwater flooding in that area, probably made worse by the land having been also slightly lowered by mining in the 1960s to 1980s.

To the south of the motorway, despite the land being similar or even slightly lower along Spa Brook, this groundwater flooding problem did not seem to prevail to the same extent, or at least not so as to cause such an obvious problem. Upon investigation by desk study, it would seem that this lesser groundwater flooding problem was probably on account of a layer of clay developed here between the underlying sandstone and the thin sandy soils at surface. This clay, although very thin, appears to have served as an intervening aquitard suppressing a probably small artesian head of groundwater beneath it.

'Field drainage' of the superficial sand above this clay layer was probably helped by the presence of a few former agricultural land drains or ditches remaining in the fields that comprise your wider site.

At the time of the persistent high groundwater levels (Mid 1990s through to circa late 2000s when the local abstractions finally resumed) it struck me that any development perforating this thin clay mantle just below the surface, might initiate a significant outflow of water to surface from the underlying sandstone. As such I would suggest that development, or even site investigations that perforates this layer might cause a problem in the future if it is left unsealed.

2012/20610



This would not only cause a risk of groundwater discharge and flooding on site, but may perhaps exacerbate any limitations in the capacity of the now culverted Spa Brook downstream. (NB I do not know if there are any such limitations, but I am mindful that when the culvert was built, the flow would have been much less than historical norm, and of course the catchment has since been largely built over with substantial paved areas.)

At present, the local groundwater abstractions are active again, but on a much smaller scale than in the past. There is no guarantee that they would always keep operating, and there is certainly no obligation upon them to do so.

As such, it seems only fair to warn you of the potential drainage difficulties or risks that may prevail on this site - especially in the lower lying areas where the potential for groundwater discharge is greatest, especially if the excavations should pierce the thin clay layer.

Fortunately the superficial deposits across this site are already well characterised by many logs drilled in the late 1970s (Available from British Geological Survey) but it is important to be aware that any water level details on those logs will not be representative of the much higher levels that were achieved between 1996 and 2008 ... and which may be achieved again from time to time in the future.

I should also point out that the higher ground in the vicinity of your Phase 1 area probably makes that part of the site relatively immune to this problem, which is probably the best of the good news that I can offer.

As far as soakaway prospects are concerned: Beware misleadingly favourable groundwater levels in site investigations done either before 1996 or since 2008 up to the present.

If you have groundwater level data obtained circa 1997 to 2007, then that is probably reasonably representative of the high 'natural' groundwater levels.

Soakaway drainage from roads etc should be collected through trapped gullies to percolating granular infiltration in the unsaturated soil zone, and not discharged directly into deeper soakaways that may by-pass some or all of the unsaturated zone or the attenuating properties of the soils. The amount of unsaturated zone necessary to prevent a soakaway 'drowning out' will depend upon a combination of the ground soakage properties, and how much soakage you are trying to achieve in a given area. Solutions may present in the form of detention capacity between collection and percolating soakaway, or by increasing the soakage area if availability of land allows. In this locality, drainage towards low ground is more likely to run up against problems of drowning out,

#### IN SUMMARY:

The low lying parts of the site may be vulnerable to a very high water table or even groundwater flooding, and may therefore be unsuitable for soakage.

If any attempts are made to excavate deep soakaways in the lower lying parts of the site, which is a practice that the EA normally resists anyway for anything other than clean, non-industrial roof-water soakaways, (because of the risk of direct discharge of pollutants such as fuels, herbicides, pesticides, and de-icing agents etc) then there may be a significant risk that from time to time these would be prone to drown out or even cause artesian discharge, which may result as a result of 'Groundwater Flooding' events when local abstractions stop.

Groundwater levels in the underlying sandstone aquifer of this locality are naturally inclined to be circa 10m to 13.5 mAOD or thereabouts, although they are often suppressed by artificial abstraction activity. It is suggested that any site investigation groundwater level data should be read in the context of where it fits in with these potentially significant changes over time.

I hope this information proves helpful, and saves the development from the possibility of considerable expense or inconvenience in the future.

Yours Sincerely,  
M Thewsey  
Technical Officer (Groundwater)  
NW Environment Agency  
Tel 01925, 543394

2012-7-17 09:52  
20610

---

**From:** Halford, Alex [mailto:alex.halford@tpa.uk.com]  
**Sent:** 17 January 2012 09:52  
**To:** Thewsey, Mark  
**Subject:** Ref: 120109/NV08 - Peel Hall Farm, Warrington

**APPENDIX 8**

**Warrington Borough Council  
Air Quality**



## Executive Summary: Air Quality in Our Area

### Air Quality in Warrington

Air pollution is associated with a number of adverse health impacts. It is recognised as a contributing factor in the onset of heart disease and cancer. Additionally, air pollution particularly affects the most vulnerable in society: children and older people, and those with heart and lung conditions. There is also often a strong correlation with equalities issues, because areas with poor air quality are also often the less affluent areas<sup>1,2</sup>.

The annual health cost to society of the impacts of particulate matter alone in the UK is estimated to be around £16 billion<sup>3</sup>.

Across the UK it is predicted<sup>4</sup> that poor air quality leads to 29,000 premature deaths from exposure to particulate pollution, and an additional 11,000 from exposure to nitrogen dioxide. For Warrington, 4.8% of all mortality<sup>5</sup> is attributable to man-made particulate pollution, which is equal to 95 associated deaths. This is slightly worse than the average for the north west of 4.6%. There are no figures available for Warrington on the health impact from nitrogen dioxide (NO<sub>2</sub>) levels.

Whilst the majority of Warrington has good air quality, there are areas close to major roads where nitrogen dioxide levels are high and exceed national standards. There are current 3 Air Quality Management Areas (AQMAs) designated in Warrington: around the motorway network; Parker Street area; and Sankey Green Island.

The Council has expanded its' monitoring programme to consider NO<sub>2</sub> levels in a number of areas that were originally predicted by computer modelling to meet the objective limits. This monitoring has highlighted a number of areas, principally the main arterial roads that lead into the town centre, that have areas that are close to, or exceed, the limits. A detailed assessment has been produced with the intention to be designated a new AQMA by the end of October 2016. Action plans are then to be developed to try to tackle these exceedances and improve air quality.

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<sup>1</sup> Environmental equity, air quality, socioeconomic status and respiratory health, 2010

<sup>2</sup> Air quality and social deprivation in the UK: an environmental inequalities analysis, 2006

<sup>3</sup> Defra. Abatement cost guidance for valuing changes in air quality, May 2013

<sup>4</sup> Every breath we take: the lifelong impact of air pollution, Feb 2016

<sup>5</sup> Public Health Outcomes Framework Indicator 3.01 – Fraction of mortality attributable to particulate pollution, 2013

## APPENDIX 9

### Homes & Communities Correspondence

---

From: ~~HCAEnquiriesTeam~~ HCAEnquiriesTeam@hca.gsi.gov.uk  
Subject: RE: Mill Lane Playing Fields, Warrington NRE022378  
Date: 14 September 2017 at 15:02  
To: Margaret Steen [REDACTED]



Dear Margaret,

Thank you for your enquiry ref: NRE022378. The land in question is let on a 7 year lease from 22<sup>nd</sup> November 2016 to Warrington Council for the use as playing pitches for sporting activities. The Homes & Communities Agency is not in discussion with Satnam with regards to the sale of this land.

Kind regards,

Jade Sampson  
Enquiries Advisor  
Homes and Communities Agency  
[homesandcommunities.co.uk](http://homesandcommunities.co.uk)



## #ShapeHomesEngland

Later this year we will launch as Homes England, with a mission to create a better housing market and change places. We're inviting the industry to help shape our priorities – get involved and let us have your views on [Twitter](#) or [LinkedIn](#), using [#ShapeHomesEngland](#)

-----Original Message-----

From: Margaret Steen [REDACTED]  
Sent: 25 August 2017 19:41  
To: Z\_mail  
Subject: Mill Lane Playing Fields, Warrington NRE022378

Dear Sir/Madam,

The land known as Peel Hall Farm, Warrington WA2 is currently subject to a Planning Inquiry as a result of an appeal by the applicant Satnam Millennium. The proposed plans for Peel Hall Farm include the development of the playing fields currently own by Homes & Communities.

I would like to know if Homes & Communities are or have been in discussion with Satnam Millennium regarding the purchase of playing fields at Mill Lane, Warrington WA2.

I would like to know if any other persons have shown an interest in purchasing the playing fields in relation to developing them.

Yours faithfully,

Margaret Steen (Mrs)

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HELP SAVE NATURAL RESOURCES. THINK BEFORE PRINTING THIS EMAIL  
Homes and Communities Agency; Arpley House, 110 Birchwood Boulevard, Birchwood, Warrington, WA3 7QH (reg.address for legal documents) 0300 1234 500 mail@homesandcommunities.co.uk VAT no: 941 6200 50

\*\*\*\*\*

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Janice Wilbourne and Jason Davies  
135 Newhaven Road,  
Warrington,  
WA20NS  
14<sup>th</sup> September 2017

MRS V CARTER  
52 NEWHAVEN RD  
WARRINGTON  
WA2 0NR.

APP/M0655/W/17/3178530  
Application Number 2016/28492

We recently received a copy of the planning application put forward by Satnam Millennium Ltd. We write to register our disappointment that this keeps being put forward.

There are many reasons why this application should be refused. It is a huge plan on the scale of a small town.

Firstly the **infrastructure** isn't in place to cope with the amount of traffic this will cause. Warrington is surrounded by motorways and if there is an accident or road works or anything else, our town becomes gridlocked. Even on a normal day at peak times, the congestion and tail backs are massive and slow. We travel by car to work so see what a nightmare it is, often taking an alternative route, to which everyone else has had the same idea.

For anyone who is unfamiliar with Warrington here is a picture of the area in question. In Orford along Winwick Road (A49) there have been many changes. Orford Park has a huge leisure/health centre, where my granddaughter who lives on its door step, is still on the queue to learn to swim 5 years on, plus there is a Decathlon on this site, these exit onto the A49. The old Alban Retail Park has been expanded and still is, with talk of a supermarket yet to come, this exits onto the A49. Fordton leisure centre was demolished to make way for a supermarket, pub, shops and a Costa coffee, exiting onto Sandy Lane West which then spills onto the A49. This junction is so bad everyone becomes frustrated and takes chances in trying to get out; it's only a matter of time before there is a major accident. This is also one of the junctions that will have to cope with extra traffic from any building. We can't cope with any more traffic.

We do not **trust** Satnam Millennium Ltd, as we have personal experience of seeing them at work. Each year the land has been subject to destruction and poisoning of habitat during breeding season which has upset many people and done nothing to build relationships with the community. It also went ahead with no warning bringing machinery frighteningly close to our garden fence; we thought they were going to pull it down.

~~We object to loss of our last remaining **green space** this side of Warrington, which has despite everything become a wildlife haven. It supports so many bird, insect, flora and fauna species as well as hedgehogs, bats, foxes, rabbits, to name a few. It's a welcome calmness amongst the chaos of traffic and shops and is essential for the health and well being of our community. How they have avoided prosecution over the destruction of nests and habitat during the protected time has baffled us all. Are they above the law? If this building goes ahead where are all the animals going to go, there is no safe corridor to escape, only roads, the motorway and certain death.~~

Also the trees and vegetation go a long way to protect us from the noise and pollution from the motorway, their removal would bring in higher levels of poisons. Houses any closer to the motorway would be a health hazard.



Another concern is our **emergency services**. There is no mention of an extension at Warrington Hospital, it will not cope with yet more people coming into an already over stretched system. We have firsthand experience of this, waiting in corridors through lack of beds, operations delayed indefinitely, an ambulance that didn't turn up, which resulted in a friend being called for a lift to A&E with our elderly mum, who had broken her wrist. We have been told by many (off the record) that since Chapleford sprang up (another instant town), they can't cope.

Warrington was a northern town with character, proud and strong. Now people roll their eyes when saying where they come from, embarrassed. Everyone we have spoken to from all backgrounds are sick of the building. Amongst the mass of people, cars, shops, gyms and retail parks, Warrington has lost its identity in the councils bid to become a city. It would be a city with no culture, heritage or parks.

We do not trust Satnam Millennium Ltd; they have no respect for the law, wildlife or people and only care about making money.

yours Sincerely



Mr & Mrs K Steen  
Peel Hall Farmhouse  
Radley Lane  
Houghton Green Village  
Warrington  
WA2 0TA

19th August 2017

Mr Peter Kozak  
Case Officer  
Planning Inspectorate  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

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Appellant/Applicant : Satnam Millennium Ltd v Warrington Borough Council

Dear Mr Kozak



Reference: APP/M0655/W/17/3178530

Please find attached for your records 3 copies of correspondence which was sent to both Satnam Millennium and Warrington Borough Council.

We are the owners of Peel Hall Farmhouse which is situated within the proposed development by Satnam Millennium. We are providing the information to ensure all parties involved are aware of the legal access easement to our property through land owned by Satnam Millennium.

If you require any further information please do not hesitate to contact us.

Yours sincerely,

  
Kevin & Margaret Steen  


ENC.

Peel Hall Farmhouse  
Radley Lane  
Houghton Green Village  
Warrington WA2 0TA

1st August 2017

Colin Griffiths  
Satnam Millenium Limited  
17 Imperial Square  
Cheltenham  
Gloucestershire,  
GL50 1QZ

Dear Mr Griffiths,

**Re: Planning Appeal - APP/MO655/W/17/3178530**

Please find enclosed a copy of Land Registry document CH354119 relating to Peel Hall Farmhouse, Radley Lane, Houghton Green Village, Warrington, WA2 0TA.

We would draw your attention to page 2 of the document:

A: Property Register

The Register clearly describes the easement relating to the access road to our property and sets out the conditions attached to any potential relocation of this access road.

Your submitted planning application to Warrington Borough Council, 2016/28492, refused in February 2017, which is now subject to a planning appeal, made no reference to the easement or the conditions attached to relocation of the access road.

The Transport Assessment by Highgate Transport, Appendix 2, The Study Area, HTP/1107/TA01 clearly outlines the gas main and easement but shows no indication of the easement over the access road to our property. It incorrectly shows the lane to our property named as Peel Cottage Lane, when it is actually Radley Lane.

We believe all parties involved in the planning appeal should be aware of the details of the easement to ensure that the legal requirements to (i) maintain uninterrupted pedestrian and vehicular access along the access road; and (ii) comply with the conditions attached to relocation of the access road, are at all times transparent.

It is our intention to send a copy of this letter and the Land Registry document to Warrington Borough Council and the Planning Inspectorate.

Yours sincerely,

Kevin & Margaret Steen

Enc. 1) Land Registry Document CH354119  
2) Highgate Transport, Appendix 2



Title Number : CH354119

This title is dealt with by HM Land Registry, Birkenhead Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 28 JUL 2017 at 14:00:05 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: CH354119
Address of Property	: Peel Hall Farmhouse, Radley Lane, Houghton Green, Warrington (WA2 0TA)
Price Stated	: Not Available
Registered Owner(s)	: KEVIN STEEN and MARGARET MARY STEEN of 65 St Andrews Close, Fearnhead, Warrington WA2 0EH.
Lender(s)	: Nationwide Building Society



## Title number CH354119

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 28 JUL 2017 at 14:00:05. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

### A: Property Register

This register describes the land and estate comprised in the title.

#### WARRINGTON

- 1 (14.08.1992) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Peel Hall Farmhouse, Radley Lane, Houghton Green, Warrington (WA2 0TA).
- 2 (14.08.1992) The land has the benefit of the following rights reserved by a Transfer of land surrounding Peel Hall Farmhouse dated 26 September 1988 made between (1) Warrington and Runcorn Development Corporation (Transferor) and (2) Vale Royal Investments Limited (Transferee):-

THERE is EXCEPTED AND RESERVED out of this Transfer in favour of the Transferor and its successors in title or other the owners or occupiers for the time being of the Retained Land their lessees licensees servants agents and all other persons authorised by them a right of way at all times with or without vehicles or animals for all purposes in connection with the Retained Land over and along the access road thereto the route whereof is indicated by a brown line on the said plan numbered 1 PROVIDED THAT in substitution for the present access road shown coloured brown the Transferee or its successors in title may at any time during the perpetuity period (as defined in clause 7 hereof) lay out an alternative access road to the Retained Land (in which case the right of way hereby excepted and reserved shall apply to that new access road in substitution for the present road) upon the following conditions:-

(i) the Transferee or its successors in title shall obtain the prior written consent of the Transferor or other the owner for the time being of the Retained land to the proposed new route (such consent not to be unreasonably withheld) and shall provide the Transferor or its successors in title with such information as they may reasonably require to consider the application for such consent

(ii) the new route shall be provided wholly at the expense of the Transferee or its successors in title

(iii) the new route shall form part of a scheme for the development of the land hereby transferred or such part thereof as the Transferee or its successors in title then wish to develop for which (in either case) the Transferee or its successors in title will then have obtained or will obtain all necessary planning approvals and consents

(iv) the Transferee or its successors in title shall covenant with the Transferor or its successors in title to maintain and keep the new access road in good repair and shall if so required by the Transferor or its successors in title enter into a deed recording that covenant and recording the provision of the new access route at the expense of the Transferee or its successors in title

3. THERE are further EXCEPTED AND RESERVED out of this Transfer:-

(i) the full right of passage of water soil gas electricity and other services from and to the Retained Land in and through all drains channels sewers pipes watercourses wires cables and other service conduits which now serve or may hereafter during the said perpetuity period be constructed to serve the Retained Land and in particular but without prejudice to the generality of this reservation in and through



Title number CH354119

## A: Property Register continued

(until such time as a new water pipe shall be provided) the existing water pipe the approximate route whereof is indicated by a blue line on the said plan numbered 1 together with the right to enter upon the land hereby transferred upon giving reasonable prior notice (save in case of emergency) to make connections with inspect renew cleanse replace and maintain the said existing water pipe and all such drains channels sewers pipes watercourses wires cables and other service conduits making good all damage caused thereby to the reasonable satisfaction of the Transferee or its successors in title and

(ii) to the Transferor and its successors in title the owners or occupiers for the time being of the Retained Land all easements quasi-easements liberties privileges rights and advantages now or heretofore occupied or enjoyed by the Retained Land over or in respect of the land hereby transferred and which would be implied by statute or by reason of the severance of the Retained Land.

THE land hereby transferred is also transferred subject to all existing rights of way both public and private drains and watercourses and all other subsisting easements or quasi easements and any liabilities to maintain fences repair roads and the like rights to which the same may be subject and all wayleaves or passage of gas electricity or other services in addition to any of the same specifically hereinbefore mentioned.

NOTE: The brown line has been tinted blue on the filed plan and the blue line has been shown as a mauve broken line on the filed plan.

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

- 1 (14.08.1992) PROPRIETOR: KEVIN STEEN and MARGARET MARY STEEN of 65 St Andrews Close, Fearnhead, Warrington WA2 0EH.
- 2 (14.06.2006) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 9 June 2006 in favour of Nationwide Building Society referred to in the Charges Register.

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (14.08.1992) The land is subject to the following rights granted by a Deed of Grant dated 13 November 1964 made between (1) J & T Peters Limited (Grantor) and (2) The Merseyside and North Wales Electricity Board:-

the Grantor as BENEFICIAL OWNER hereby Grants unto the Board FULL right and liberty for the Board to use maintain repair renew inspect and remove the existing underground and overhead electric cables and lines and works (together hereinafter referred to as "the electric lines") within and under and upon and over land forming part of the property known as Peel Hall situate at Houghton Green near Warrington in the County of Lancaster and in the positions approximately indicated by green lines and broken green lines respectively on the plan annexed hereto AND Also full right and liberty for the Board and all persons hereafter to enter and be upon the said property with or without all necessary machinery plant vehicles and apparatus and to break up the surface for all or any of the purposes aforesaid TO HOLD the same unto the Board in fee simple.

Title number CH354119

## C: Charges Register continued

to this Clause

(ii) Subject to the provisions of this Clause the provisions (in this Clause called "the said provisions") substituted by Part II and the First Second and Third Schedules to the Mines (Working Facilities and Support) Act 1923 for sections 78 to 85 of the Railways Clauses Consolidation Act 1845 shall be deemed to be incorporated herein

(iii) The said provisions shall be construed as if references to the Mine Owner were references to the Grantor references to the Company were references to the Board references to any railway or works of the Company were references to the works defined in Clause 1 hereof and references to rail level were references to top of pipeline level.

(iv) Any arbitration under the said provisions shall be by a single arbitrator to be agreed upon between the parties in dispute and in default of agreement by the Lands Tribunal and Section 85D(3) of the said provisions shall be of no effect."

NOTE: The land coloured pink is hatched blue on the filed plan as far as it affects.

3 (14.06.2006) REGISTERED CHARGE dated 9 June 2006.

4 (15.12.2008) Proprietor: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN38 1NW.

End of register



To: [Peter.Kozak@pins.gsi.gov.uk](mailto:Peter.Kozak@pins.gsi.gov.uk)

Reference planning appeal number: APP/MO655/W/17/3178530

19/09/2017

Dear Sirs

I was present at the planning meeting held earlier this year in Warrington when the planning application placed by Satnam Millenium Ltd for the development of Peel Hall was rejected.

I personally objected to the development on the following grounds:

As an individual who makes the morning commute to work on three days per week I observe that the infrastructure, such as it is, is already under immense pressure. To propose building 1200 dwellings with the potential to put an additional 2400 cars into the mix is unthinkable especially since the borough is planning to put additional homes into the villages of Burtonwood, Croft, Culceth and Glazebury. At the consultation meeting recently held in Winwick village I was told by a borough official that, included in the plans was development for industrial units although when asked he could not tell me of any industry that was chomping at the bit to come to Peel Hall. He did in fact tell me that there was probably a 4% void in industrial premises occupancy in Warrington!!!! To expect that a link road from Birch avenue; Winwick to Houghton Green would carry the additional traffic generated would be unsustainable. The amount of pollution that this would bring into the area is worrying. Dr Penny Woods, CEO of the British Lung Foundation has commented that: 'It is deeply worrying that 40 UK towns and cities are failing to meet WHO standards for the smallest most harmful pollution particles..... Of the towns and cities which breached the PM2.5 only Salford ranked worse than Warrington in the North West'.

Increased levels of pollution would impact on the environment and its wildlife; already under pressure. I believe that this area, at the northern most tip of Warrington, needs to be saved from development in order for the children to have somewhere green and clean to play and to keep our wildlife safe. I watch kestrels, sparrowhawks and buzzards soaring in the skies above my home and feed many varieties of birds in my garden. This year I was lucky enough to have a hedgehog and her babies living in my garden. The water on Peel Hall is home to frogs and dragonflies and the fields to hedgehogs, mice, dormice, rabbits, stoats and even rats need a home. Development of the habitat would drive these creatures away. **Once they're gone they're gone.**

As a walker I understand fully the benefit of having somewhere green to walk and as an older person would like to think that the opportunities that I have had to walk this green and very pleasant land will be available for generations to come and their dogs.

Please do not support this recent appeal for the development of Peel Hall.

Yours sincerely

  
Mrs Kathleen Robinson. 125 Dundee Close, Cinnamon Brow, Warrington. WA2 0UJ



## Kozak, Peter

---

**From:** Joanne McCreary [REDACTED]  
**Sent:** 18 September 2017 09:45  
**To:** Kozak, Peter  
**Subject:** Appeal Reference APP/M065/W/17/3178530

**Importance:** High

Dear Sir,

Please note my objection to the above application, detailed below:

### Appeal Reference APP/M065/W/17/3178530

With reference to the above appeal regarding Planning Application Number 201/28492 (Peel Hall) I would like to make my objections known about this application.

As this project was rejected by Warrington Borough Council earlier this year I do not know why this is now being considered again. The details have not changed and the suggestion of the amount of houses/businesses (shops etc) schools, cafes and restaurants the infrastructure cannot sustain the amount proposed.

Also the amount of vehicles which will be using the existing roads will make the congestion of these roads worse than they already are and will cause more air pollution to the area which is already one of the worst places in the UK, so therefore more cars and lorries using the roads will just increase this when we are supposed to be trying to improve air quality.

I would therefore like you to consider these comments before making your final decision and hopefully you will reject the request.

Regards,

Joanne McCreary

Warrington.

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**Kozak, Peter**

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**From:** grum holt [REDACTED]  
**Sent:** 17 September 2017 19:25  
**To:** Kozak, Peter  
**Subject:** APP/M0655/W17/3178530

As owners of a property (22 Lockerbie Close), which immediately borders Radley lane, we feel highly aggrieved and disadvantaged by the original Peel Hall Development proposal, and now the subsequent appeal.

We made representations against the original proposal on the same grounds as many others - namely to protect a green belt area that we benefit from and to protest against the increased motor and indeed human traffic that such a development would incorporate.

However, on a personal and specific level, we also pointed out that after years of hard work and planning our retirement to a different area, our plans have been sabotaged by this proposal. In short, our house has been for sale, but potential buyers are being deterred by its proximity and uncertainty surrounding the plans. People are either not following up on original interest, or making ridiculously low offers and quoting the development as a reason.

Satnam appear to be like the SNP in Scotland, who will not accept the will of the people or decisions that go against them. If they are successful with this appeal, then we shall be hoping that they have the decency to buy our house or at the very least compensate us for our significant loss. Right now, we are left with a lovely property that we cannot sell for it's true value because of their actions. We feel utterly demoralised by this at a time when we expected to be financially secure and happily retired.

Graham and Lorraine Holt

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**Kozak, Peter**

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**From:** keith holcroft [REDACTED]  
**Sent:** 14 September 2017 14:52  
**To:** Kozak, Peter  
**Subject:** Appeal ref. App/m0655/w/17/3178530

Peter, I stick by my original representation but would take this opportunity to stress I have no objections to new houses for those that need somewhere to live not to invest, but it is the impact the development will have on LOCAL services in particular the A49, at certain times I can spend up to 35mins, traveling the 4,5 miles from Warrington centre to WA2 0 RB, and that's on a good day.

Regards Keith Holcroft

Sent from my iPad

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## Kozak, Peter

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**From:** Valerie Banner [REDACTED]  
**Sent:** 11 September 2017 14:23  
**To:** [REDACTED] Kozak, Peter  
**Subject:** Re: SATNAM MILLENNIUM LTD  
**Attachments:** Peel hall.pdf

Dear Sirs,

I attach a letter from my late husband dating back to 1994 objecting to this planning.- How sad we have had to endure this constant threat for so many years.

Val Banner

-----Original Message-----

From: Valerie Banner [REDACTED]  
To: Peter.Kozak <[Peter.Kozak@pins.gsi.gov.uk](mailto:Peter.Kozak@pins.gsi.gov.uk)>  
Sent: Fri, 25 Aug 2017 11:11  
Subject: SATNAM MILLENNIUM LTD

RE: Application No 2016/28492

Dear Sirs,

I cannot believe this is raising its ugly head yet again!!!!.

I am confused as to what the letter actually means. Do we need to put in our objections again to this outrageous proposal?

We are not privileged to live in an area which is surrounded with green belt and have been campaigning tirelessly for many years to save the only minute space of green belt - Namely Peel Hall from these unscrupulous developers who only wish to line their pockets and, despite what they say in their application about meeting the needs of the people, we all know this couldn't be further from the truth.

This development has been a constant threat to hundreds of honest, hardworking residents who only want to preserve what little area they now have to enjoy with their families.

Regards

Valerie Banner

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The Cottage  
6 Radley Lane  
Houghton Green Village  
Warrington  
WA2 OSY

Friday 7th January 1994

Warrington Borough Council  
Community Services  
West Annexe  
Town Hall  
Warrington WA1 1UH

For the attention of Mr.A.Stephenson

Dear Sirs,

APPLICATION NO:93/31332 - LAND AT PEEL HALL, OFF RADLEY LANE, WINWICK

ONCE AGAIN as beleaguered residents we have to respond to the above application for planning permission at Peel Hall.

This is the third time our area has been threatened by radical development and surprisingly since the last time permission was refused we were told that the developer could not apply again until the year 2001!

Once again it appears the "GOAL POSTS" have been moved to allow such application. We therefore wish to register our strongest objection on the grounds that this development is not needed and would totally disrupt the semi-rural environment enjoyed by the current residents.

The effect on the wildlife and green environment would be catastrophic, not to mention the disruption to ordinary people with such a major development.

I appeal to those who make the decisions to think of quality of life and not the lure of the almighty dollar!!

Yours faithfully,

K.J.Banner(Mr)

12 Welsby Close

Fearnhead

Warrington

Cheshire

WA2 0DW

10/09/2017

Dear Mr Broomhead,

Re: Planning Application Number: 2016/28492

Notice of appeal by way of Public Enquiry (Appeal Ref: APP/M0655/W/17/3178530)

I was dismayed to return from my holiday and find a letter from Warrington Borough Council regarding an appeal to the above planning application by Satnam to the Secretary of State.

Furthermore it appears that Warrington Borough Council, in the same week as the appeal was made, have issued their local plan, including the Strategic Housing Land Availability Assessment July 2017. This document refers to the Peel Hall Site and now concludes that it is "suitable, available and achievable" for development.

This is very disturbing and I am horrified that after previously refusing permission to develop the site, they have subsequently included it in their local plan.

It seems to me to be more than a **coincidence** that the week in which Satnam have lodged their appeal against the decision by the council to refuse planning permission, that the council have done an about turn on this matter!! **IS THERE ANY MONEY CHANGING HANDS HERE?????** I am a lay person, a resident but it all appears to be under hand to me!!

Anyone, living in the area surrounding the proposed development site on Peel Hall is fully aware that this will be catastrophic to the local area. It will increase traffic that the existing infrastructure cannot cope with. Currently driving down Poplars Avenue and surrounding roads it is an absolute nightmare, adding further traffic from new residents, businesses and deliveries will be horrendous.

Whenever there is a problem on the M6 and M62 Motorways in particular these areas become gridlocked with people trying to find a way through Warrington. Winwick Road is an absolute nightmare to drive down in busy times, as is the A574. Currently, trying to get in or out of this area of Warrington is an absolute nightmare. Adding a further 1,200 houses and apartments, most of which will have a minimum of 1 car and most 2 is absolutely ridiculous!! That's without the additional traffic going to and from the proposed new businesses.

**Kozak, Peter**

---

**From:** Allan Weaver [REDACTED]  
**Sent:** 08 September 2017 10:39  
**To:** Kozak, Peter  
**Subject:** Appeal Reference APP/M0655/W/17/3178530 - Land at Peel Hall, Warrington

Dear Sir

This concerns the appeal by Satnam Millenium Ltd against the decision of Warrington Borough Council to refuse to grant planning permission (Planning Application 2016/28492) for a major development at Peel Hall in Warrington. In considering this appeal I wish the the Planning Inspectorate to be aware of the strength of feeling of local people against this monstrous planning application. As far as Satnam is concerned; it would seem, this is purely a business opportunity disregarding, as it does, serious issues of transport integration, health and education substantially affecting local residents.

I urge you to uphold the decision of Warrington Borough Council to refuse to grant planning permission.

Allan Weaver  
Lifelong Warrington Resident

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55 Cinnamon Lane  
Fearnhead  
Warrington  
WA2 0AG

05 September 2017

The Planning Inspectorate  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

**Public Objection Comment**  
**Outline Planning Application: Land at Peel Hall: Reference Number: 2016/28492**  
**Appeal Reference: APP/M0655/W/17/3178530**

Dear Sir

I object to the above proposed development on land at Peel Hall for the following reasons:

- Detrimental impact of such a major building project on existing residents of North Warrington
- Increased traffic on the surrounding already congested road network
- Serious problems with the proposed road access routes to the site
- Loss of valuable green space for recreation (in particular the playing field at Houghton Green)
- Impact on wild life
- Lack of evidence to support the need for another large housing development in North Warrington
- Adverse health impact from air pollution arising from close proximity of the motorway network upon prospective residents of this proposed development

I hope that this appeal by Satnam Millennium Ltd against the decision of Warrington Borough Council to refuse to grant planning permission is rejected at the Inquiry.

Yours faithfully

Catherine Fortune

Sent by email to:  
Peter.Kozak@pins.gsi.gov.uk

Copied to:  
jonesh@parliament.uk  
devcontrol@warrington.gov.uk  
ldf@warrington.gov.uk  
dbennett3@warrington.gov.uk  
gfriend@warrington.gov.uk

toneill@warrington.gov.uk  
sbroomhead@warrington.gov.uk  
cllrJudith.Guthrie@warrington.gov.uk  
rbowden@warrington.gov.uk



**Kozak, Peter**

---

**From:** Ann McCreary [REDACTED]  
**Sent:** 05 September 2017 15:01  
**To:** Kozak, Peter  
**Subject:** Appeal Reference APP/M065/W/17/

Dear Sir,  
Please note my objection to the above application as detailed below.

---

Appeal Reference APP/M065/W/17/3178530

With reference to the above appeal regarding Planning Application Number 201/28492 (Peel Hall) I would like to make my objections known about this application.

As this project was rejected by Warrington Borough Council earlier this year I do not know why this is now being considered again. The details have not changed and the suggestion of the amount of houses/businesses (shops etc) schools, cafes and restaurants the infrastructure cannot sustain the amount proposed.

Also the amount of vehicles which will be using the existing roads will make the congestion of these roads worse than they already are and will cause more air pollution to the area which is already one of the worst places in the UK, so therefore more cars and lorries using the roads will just increase this when we are supposed to be trying to improve air quality.

I would therefore like you to consider these comments before making your final decision and hopefully you will reject the request.

Regards,

Ann McCreary

Warrington.

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38 Lockerbie Close  
Cinnamon Brow  
Warrington  
Cheshire  
WA2 0LU

27<sup>TH</sup> August 2017



The Planning Inspectorate  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

Dear Sir,

**PLANNING APPLICATION NUMBER: 2016/28492 - SATNAM MILLENNIUM LTD**  
**APPEAL REFERENCE: APP/M0655/W/17/3178530**  
**NOTICE OF APPEAL BY WAY OF PUBLIC ENQUIRY**

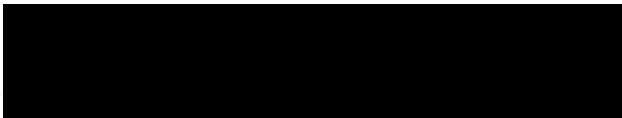
My Wife & I wrote to Warrington Borough Council to object to the above proposed planning application on the grounds mentioned in our letter dated 30<sup>th</sup> August 2016. (Copy letter enclosed).

We furthermore are still objecting to the planning application now it has gone to the appeal process.

We find the proposals for Peel Hall site submitted by Satnam Millennium Ltd is unnecessary, inappropriate and unwanted by ourselves and local residents in this area.

We have sent copies of this letter and our objection letter dated 30<sup>th</sup> August 2016 to Mr Colin Walker, Development Manager, Development Management, Warrington Borough Council, 3<sup>rd</sup> Floor, New Town House, Warrington. WA1 2NH .

Yours faithfully,



MR L & MRS E M MALLETT

Enc: Letter dated 30<sup>th</sup> August 2016.

38 Lockerbie Close  
Cinnamon Brow  
Warrington  
WA2 0LU

Warrington Borough Council  
Planning Department  
New Town House  
Buttermarket Street  
Warrington  
WA1 2NH

30<sup>th</sup> August 2016

Dear Sir,

PLANNING APPLICATION 2016/28492 - PEEL HALL WARRINGTON

My Wife and I wish to object to the proposed planning application 2016/28492 - Peel Hall, Warrington.

We are strictly against any such development and do not want the development to go ahead under any circumstances.

- 1) We totally disagree with every aspect of the development as we do not need any more housing in this area. This is the only open space in the North of the town and we do not want this to change.
- 2) The development includes affordable housing which would have a detrimental effect on the value of the good quality private housing in the area.
- 3) The development would only benefit a small number of people in the area, not the majority.
- 4) My Wife and I purchased our house 30 years ago because we liked the open space surrounding the estate.
- 5) There would be a massive increase in pollution which would result in loss of wildlife and green space would be lost.
- 6) Extra vehicles would pollute the atmosphere and the increase in traffic would cause further chaos on the already busy roads throughout the area.
- 7) In Warrington there are already plenty of affordable houses for people to buy or rent.
- 8) This development is both unnecessary, inappropriate and unwanted.

The outline planning application should be refused.

Yours faithfully,

  
Mr L Mallett Mrs E Mallett

cc: Helen Jones MP

RECEIVED

29 AUG 2017

REGISTRY

45 Green Lane

Radgate

Warrington

WA1 4JG

25.8.17

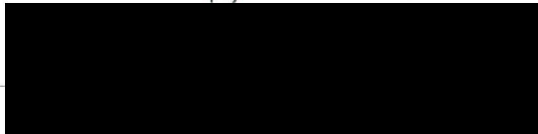
Dear Sir/Madam

Re: Planning application 2016/28492  
APP/MO655/W/17/3178530.

I enclose my strong objections to  
the proposed plan and my support  
for Warrington Borough Council's  
Planning Dept for the rejection.

I enclose 3 copies as requested  
but I expect it will be a complete  
whitewash and a travesty of  
planning proposals as was the  
harcassive "fracking" decision

Yours faithfully





APP/M0655/W/17 / 317 85 30 - Peel Hall

- ① The proposed area is already the most densely populated area in Warrington
- ② Warrington Town Centre is "dying on its feet" and has just lost M+S. The viability of the centre with the huge, costly development of Golden Square will not be helped by another out-of-town shopping area, together with bars, pubs, take aways and restaurants and will make the centre a ghost town of unlet premises.
- ③ Litter in the area is already dreadful and more take-aways and bars will make it worse
- ④ North Warrington is saturated with new housing yet South Warrington has plenty of space. Housing is needed yes; but not all the other things except a primary school.
- ⑤ I do not believe an inquiry will be impartial. Warrington Borough Council rejected the plan and their reasons should be respected, as they know the area and concerns of residents. We all know what a stitch up the "fracking" decision was in Lancashire after their council rejected the plan - it's all about money from big business; not about planning at all.

Development Control  
New Town House  
Buttermarket Street  
Warrington WA1 1XL

THE PLANNING INSPECTORATE  
TEMPLE QUAY HOUSE  
2 THE SQUARE  
TEMPLE QUAY  
BRISTOL BS1 6PN

26th August 2016  
August 2017

PLANNING APPLICATION 2016/28492 - PEEL HALL WARRINGTON  
APPEAL REFERENCE APP/MO 655/W/17/3178530

Dear Sir,

I wish to object to the proposed planning application 2016/28492 - Peel Hall Warrington. + APPEAL

- o The applicant cannot demonstrate that the proposed access arrangements serving the development are deliverable or sustainable.
- o The existing playing fields/open space at Mill Lane is not owned by the applicant, and Warrington Borough Council have confirmed that they have negotiated a 7 years lease for the fields to continue in their present use.
- o Insufficient access points for the proposed volume of traffic.
- o Insufficient safe pedestrian access.
- o Vehicle and pedestrian safety compromised to suit development.
- o Traffic from 1200 new dwellings gives an extra to 712 cars a.m. and 776 cars pm. This would adversely affect highway safety to all areas of the development, including, Houghton Green Village, Cinnamon Brow, Poplars and Hulme, Winwick Village, Croft Village, Fearnhead. Current road infrastructure could not cope with these volumes. INCLUDING A49 WINWICK ROAD WARRINGTON M62 + M6 MOTO ALWAYS.
- o No increase in number of sports pitches to accommodate 576 extra children. Insufficient sports pitches/open space for all areas affected by the development.
- o Unacceptable proposed phasing for school build to accommodate 576 extra school children in an area already oversubscribed.

This outline planning application should be refused, the applicant cannot demonstrate that the proposed development is sustainable as a whole or compliant with NPPF. + APPEAL

The proposed development would not promote sustainable means of transport as promoted in the Framework.

The applicant is not in control of all areas of the proposed development and therefore cannot demonstrate the achievability and deliverability of the the proposal.

This application should be refused. + APPEAL

Yours faithfully  
[Redacted Signature]

Address: ..... EASTVILLE .....  
215 WINWICK ROAD, WARRINGTON, CHESHIRE, WA2 8QS

**Kozak, Peter**

---

**From:** jean hall <[REDACTED]>  
**Sent:** 29 August 2017 17:18  
**To:** devcontrol@warrington.gov.uk; Kozak, Peter  
**Subject:** Proposed development Peel Hall site Warrington Cheshire

Well here we go again with Satnam proposing an even more madcap plan. Not only do they want 1300 houses on the site, but pubs schools and a supermarket and industrial units as well !!! what next I wonder ???

The potential impact on the diverse wildlife on the site has been spoken about many times. as has the lack of viable access points. None of the proposed access routes are wide enough to cope with the extra traffic and the surrounding roads are already busy rat runs for traffic to reach the A49, especially at peak times. The additional traffic caused by the new Aldi site was enough, now there is talk of adding a lot more, this is not just laughable, but dangerous as well. This would not just impact the immediate area, but would have a knock on effect on the whole of North Warrington.

Do peoples opinions not matter? Is it not important to have some green space in our part of Warrington or us to enjoy..?

Is it all about money for greedy developers when it comes down to it ??

Satnam say they care about the public but who are they trying to kid ?? Its all about the millions of pounds they stand to gain and to hell with public opinion, which has not changed in all the decades they have been applying for planning permission

Come on Warrington council , do something to stop this once and for all so that Satnam can never apply again and leave the last remaining bit of green space in the area untouched

Jean and Pete

473 Greenwood Créscent wa20ee

Sent from Outlook

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## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

**Appeal Reference: APP/M0655/W/17/3178530**

#### DETAILS OF THE CASE

Appeal Reference

APP/M0655/W/17/3178530

Appeal By

SATNAM MILLENNIUM LTD

Site Address

Land at Peel Hall  
Warrington  
Cheshire  
WA2 9TY(nearest)  
Grid Ref Easting: 361416  
Grid Ref Northing: 391168

#### SENDER DETAILS

Name

MR GEOFF TAYLOR

Address

4 Ashbrook Crescent  
WARRINGTON  
WA2 8DZ

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other



**YOUR COMMENTS ON THE CASE**

The field on which the homes would be built currently acts as a pollution and noise buffer for locals and building on it would put families at risk from 'particulates'. The site is green open space now, but most of it will disappear. It is an amenity that the people of North Warrington need.

"The noise from the motorway is already high but what hasn't been mentioned is the atmospheric pollution and the deposition of particulate matter. This is quite a problem in itself. This development is next to the motorway. "The particulate matter emitted from vehicles, particularly diesel vehicles, is small, it's light and it travels. "And from personal experience I can tell you that it deposits on all other surfaces.

And the really bad news is that the small stuff ends up so deep in your lungs you can't cough it out. Has a public health consultation ahead of the appeal. Warrington already breaches World Health Organisation targets on air pollution. Peel Hall will have a significant impact on residents.

For official use only (date received): 28/08/2017 14:45:26

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

**Appeal Reference: APP/M0655/W/17/3178530**

#### DETAILS OF THE CASE

Appeal Reference

APP/M0655/W/17/3178530

Appeal By

SATNAM MILLENNIUM LTD

Site Address

Land at Peel Hall  
Warrington  
Cheshire  
WA2 9TY(nearest)  
Grid Ref Easting: 361416  
Grid Ref Northing: 391168

#### SENDER DETAILS

Name

MR. RICHARD MILKINS

Address

42 Mill Lane  
Houghton Green  
WARRINGTON  
WA2 0SU

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other



## YOUR COMMENTS ON THE CASE

Peel Hall is the last remaining open space in North Warrington and the loss of this local resource will have long lasting and devastating impact on the health of residents, both mentally and physically; costing the Council more money in treatments in the long term.

A House of Parliament post note (POSTnote 538 October 2016) states that Physical and mental illnesses associated with sedentary urban lifestyles are an increasing economic and social cost. Areas with more accessible green space are associated with better mental and physical health & the risk of mortality caused by cardiovascular disease is lower in residential areas that have higher levels of 'greenness'. There is also evidence that exposure to nature could be used as part of the treatment for some conditions.

Peel Hall is an area of low-income and is associated with lower quality housing and education, poor diet, and less access to good quality green space. Such deprivation is closely linked to poor health; life expectancy is on average 7 years shorter for people living in the lowest income areas (lowest quantile) and they will live more of their lives with disabilities. Health inequalities are halved in greener areas.

The Natural Environment White Paper addresses the importance of accessible green space and links to human health. Informed by the national ecosystem assessment, it refers to the links between public health and green infrastructure and advises that green space be incorporated into urban developments. Peel Hall is the only area available to residents.

Added to this Peel Hall is next to one of the most congested motorways in the country, the M62 and close to the M6. Warrington has been named and shamed by the World Health Organisation (WHO) as the second worst place in the North West for breaching safety levels for air pollution.

As air quality declines, the risk of stroke, heart disease, lung cancer, and chronic and acute respiratory diseases, including asthma, increases for the people who live in these areas.

The WHO say that ambient air pollution, made of high concentrations of small and fine particulate matter, is the greatest environmental risk to health – causing more than 3 million premature deaths around the world every year.

Dr Flavia Bustreo, WHO's assistant director general for family, women and children's health, said: 'When dirty air blankets our cities, the most vulnerable urban populations – the youngest, oldest and poorest – are the most impacted.'

Dr Penny Woods, chief executive of the British Lung Foundation, added: 'It is deeply concerning that Warrington is failing to meet WHO standards for the smallest, most harmful pollution particles. These particles are able to reach deep into our lungs and even into our bloodstream, and can have a serious impact on our breathing and wider health.'

'It is clear from this report that the UK is facing an air pollution crisis. Swift action must be taken to reduce pollution levels in the UK and protect our lung health.'

Peel Hall developments will take away the green space available to residents and replace it with added traffic adding to the already unacceptable level of pollution. The Government recognises this is a ticking time bomb and allowing the Peel Hall development would go against all Government and Health Organisations advise

**Kozak, Peter**

---

**From:** Richard Russell [REDACTED]  
**Sent:** 29 August 2017 11:11  
**To:** Kozak, Peter  
**Subject:** APP/M0655/W/17/3178530

Dear Sir,

Re: APP/M0655/W/17/3178530

I wish to object to this proposed development of land at Peel Hall, Warrington. The size of the scheme and the number of houses / buildings proposed is totally excessive and unsuitable for that area. The amount of traffic that would be added to an already overloaded road system and further impact on the already poor air quality in the area would be totally unacceptable. Poplars Avenue is a very nice well settled and cared for minor road. It would be quite ridiculous to demolish perfectly good houses and uproot the residents simply to make an access for this scheme. The vast increase in vehicle numbers would obviously overwhelm what is currently a pleasant place for people to live their lives in peace.

Yours sincerely,

Richard Russell.

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**Kozak, Peter**

---

**From:** Gerald Flockhart [REDACTED]  
**Sent:** 29 August 2017 09:59  
**To:** Kozak, Peter  
**Subject:** Appeal ref APP/M0655/W/17/3178530

Further to the letter I've received from Warrington Borough Council in connection with planning application 2016/28492 and subsequent appeal ref number - APP/M0655/W/17/3178530 - could you please forward the follow for consideration.

As I understand it the new development includes for a new road layout at the junction of Mill Lane and Delph Lane. Potentially the majority of commuters from the new 1200 dwelling houses will be using this exit along with some commercial vehicles. Some will no doubt head into Warrington by turning right onto Mill Lane / Blackbrook avenue. This road is already something of a race track during peak travel times and the additional traffic will add considerably to the congestion further along that route especially at the junction with Birchwood Way.

My main concern however is that more traffic is likely to turn left into Delph Lane heading towards Winwick and the junction with the M62 and M6 by turning down Waterworks road. Delph Lane is a small, narrow, two lane country road with some very sharp corners and potentially could become an accident black spot. This route is already very congested during the existing rush hour conditions especially at the Winwick junctions, a situation that will only get worse if this development gets approved.

Yours sincerely  
Gerald Flockhart

60, St Andrews Close  
Fearnhead  
Warrington  
WA2 0EJ

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**Kozak, Peter**

---

**From:** lindsay beswick <[REDACTED]>  
**Sent:** 26 August 2017 09:34  
**To:** Kozak, Peter  
**Subject:** APP/MO655/W/17/3178530

To whom it may concern,

I am writing this email to beg & plead that you DON'T ALLOW the buildings works on the land at peel Hall (2016/28492).

Our council has already rejected the plans & there are a lot of people, including myself, that doesn't want this to happen. All the wildlife will go & it far to near the motorway for people to live in houses because of the air pollution not to mention the noise.

My children absolutely love going for walks on the park and learning all about the animals, I think itshe lisingusting that Satnam Millennium Ltd wants to take this away from the children.

I OBJECT TO THIS PLAN APP/MO655/W/17/3178530  
Planning application 2016/28492

Mrs L Braide

Sent from Yahoo Mail on Android

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**Kozak, Peter**

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**From:** Valerie Banner <[REDACTED]>  
**Sent:** 25 August 2017 11:12  
**To:** Kozak, Peter  
**Subject:** SATNAM MILLENNIUM LTD

RE: Application No 2016/28492

Dear Sirs,

I cannot believe this is raising its ugly head yet again!!!!.

I am confused as to what the letter actually means. Do we need to put in our objections again to this outrageous proposal?

We are not privileged to live in an area which is surrounded with green belt and have been campaigning tirelessly for many years to save the only minute space of green belt - Namely Peel Hall from these unscrupulous developers who only wish to line their pockets and, despite what they say in their application about meeting the needs of the people, we all know this couldn't be further from the truth.

This development has been a constant threat to hundreds of honest, hardworking residents who only want to preserve what little area they now have to enjoy with their families.

Regards

Valerie Banner

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APPEAL REF

APP/M0655/W/17/3178530

APPEAL START DATE 24/7/17.

21, <sup>2</sup>Ballater Drive

Cinnamon Brook

Warrington

WA 2015

Dear Sir/Madam, my reasons for not wanting planning permission for this project are as follows

- a) HOUSES BUILT NEXT TO A MOTORWAY WILL BE DETREMENTAL TO PUBLICS HEALTH.
- b) MASSIVE VOLUMES ON EXIT ROADS WILL FURTHER ADD TO JOURNEY TIMES AND POLLUTION.
- c) IMPACT ON LOCAL WILDLIFE WILL BE DEVASTATING WE HAVE (BATS FOXES SQUIRRELS, BIRDS OF PREY HERONS, TOADS, FROGS) AND BIRD POPULATION.
- d) THERE IS FURTHER LAND FOR DEVELOPMENT IN THIS TOWN BUT UNTIL WE HAVE A ROAD SYSTEM TO SUPPORT IT WARRINGTON WILL BE FURTHER DEADLOCKED AS THIS AREA IS A REAL SMACK BANG BETWEEN M62 AND M6. IF THERE IS AN ACCIDENT AS THERE OFTEN IS WARRINGTON WILL BE A BIGGER NIGHTMARE THAN IT ALREADY IS! ALL TRAFFIC THEN TRAVELS THROUGH THE TOWN TO THE NEXT JUNCTION.

This won't affect the secretary of state or the governments lives but I am sure this small area is not so valuable that you have to make our lives miserable to hit your target. Please spare a thought for the people already living here and the wildlife that will lose its home and can never be got back despite satnavs false promises and dont give a damn attitude which I have witnessed first hand. Never making beurocrats all other





# WARRINGTON

Borough Council

Professor Steven Broomhead  
Chief Executive

21 BALLATER DRIVE  
WINWICK  
WARRINGTON  
WA2 0LX

3rd Floor New Town House  
Buttermarket Street  
Warrington  
WA1 2NH

devcontrol@warrington.gov.uk

01925 442819

22<sup>nd</sup> August 2017

Dear The Occupier

**Town & Country Planning Act 1990**  
**Planning Application Number: 2016/28492**  
**Notice of Appeal By Way Of Public Inquiry**

**Location:** Land at Peel Hall; Land South of M62 bounded by, Elm Road: Birch Avenue; Poplars Avenue; Newhaven Road; Windermere Avenue, Grasmere Avenue; Merewood Close, Osprey Close Lockerbie Close, Ballater Drive and Mill Lane, Poplars & Hulme, Warrington

**Proposal:** Major Development: Outline planning application for a new mixed use neighbourhood comprising residential institution (residential care home - Use Class C2); up to 1200 dwelling houses and apartments (Use Class C3); local centre including food store up to 2000 square metres (Use Class A1); financial & professional services; restaurants and cafes; drinking establishments; hot food takeaways (Use Classes A2-A5 inclusive); units within Use Class D1 (non residential institution) of up to 600 sq m total with no single unit of more than 200 sq m; and family restaurant/ pub of up to 800 sq m (Use Classes A3/A4); employment uses (research; assembly and light manufacturing - Use Class B1); primary school; open space including sports pitches with ancillary facilities; means of access (including the demolition of 344; 346; 348; 458 and 460 Poplars Avenue) and supporting infrastructure. (All detailed matters other than access reserved for subsequent approval.) (Application is accompanied by an Environmental Impact Assessment).

*↑*  
*MORE*  
*TRAFFIC*  
*→*  
*MORE*  
*TRAFFIC*

*MORE*  
*TRAFFIC*  
*→*  
*MORE*  
*TRAFFIC*

*LOSS OF*  
*PEOPLES HOMES*

*BUILDER*  
*TRAFFIC*  
*←*  
*LOSS OF PUBLIC AMENITY*  
*(FOOTBALL FIELD)*

*← MASSIVE*

**Appeal Reference:** APP/M0655/W/17/3178530  
**Appeal Start date:** 24-Jul-2017



**Appellant's name:** Satnam Millennium Ltd

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Warrington Borough Council to refuse to grant planning permission.

The appeal will be determined on the basis of an **Inquiry**. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Inquiries Procedure) (England) Rules 2000.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can send three copies to: The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or by E-mail to [Peter.Kozak@pins.gsi.gov.uk](mailto:Peter.Kozak@pins.gsi.gov.uk)

**All representations must be received by 28<sup>th</sup> September 2017** . Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference APP/M0655/W/17/3178530.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available for inspection at [www.warrington.gov.uk](http://www.warrington.gov.uk) or at Warrington Borough Council's Customer Contact Centre:-

Monday 9am-5pm

Tuesday 9am-4pm

Wednesday 9am-5pm

Thursday 9am-5pm

Friday 9am-5pm

Saturday 9am-1pm

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from the Planning Portal at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

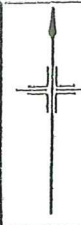
When made, the decision will be published on the Gov.uk website.

Yours faithfully

Colin Walker  
Development Manager  
Development Management

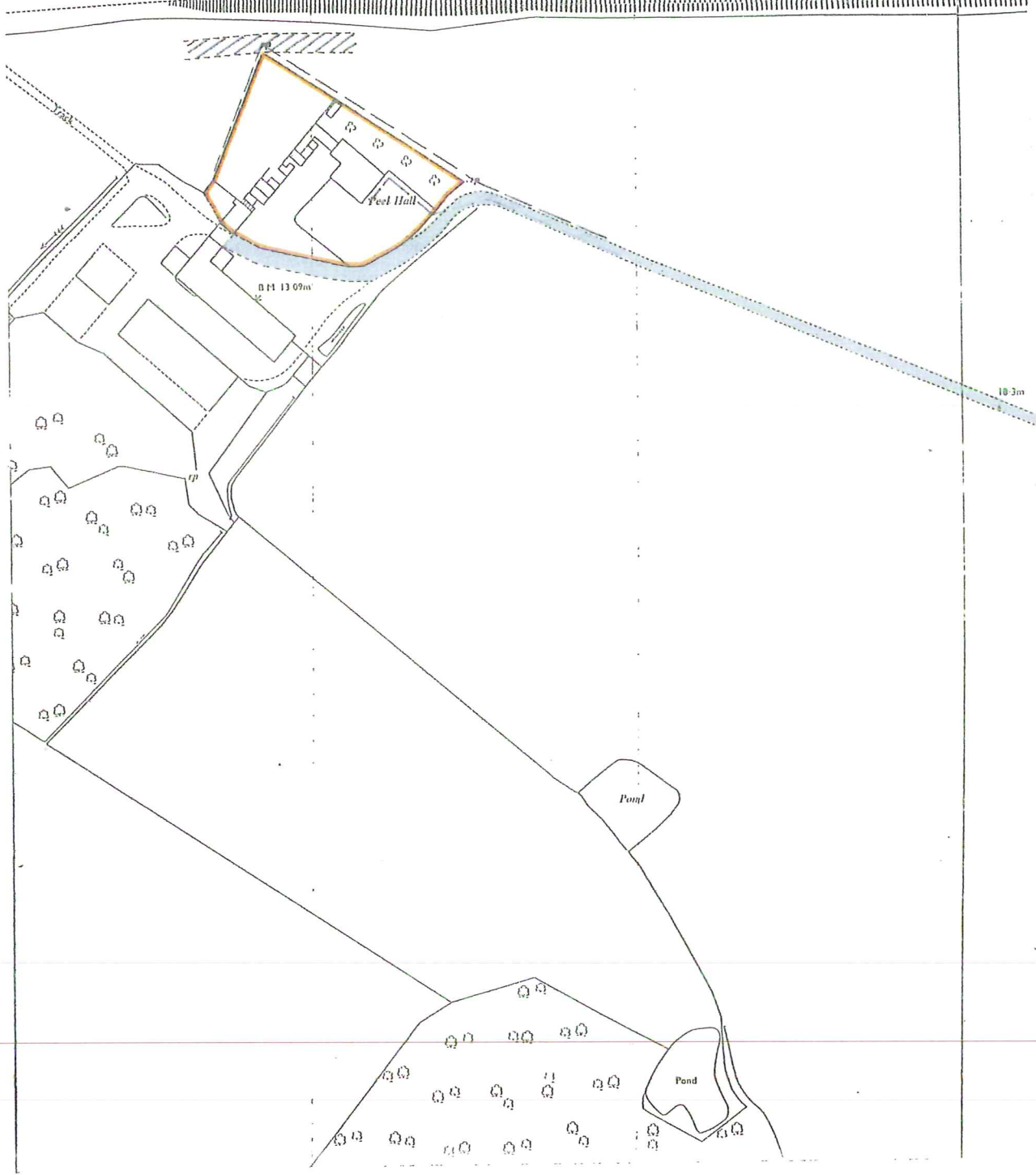


H.M. LAND REGISTRY		TITLE NUMBER	
		CH354119	
ORDNANCE SURVEY PLAN REFERENCE	SJ6191	SECTION	Scale 1/1250
COUNTY <del>COUNTY</del> CHESHIRE	DISTRICT <del>DISTRICT</del> WARRINGTON	© Crown copyright	



The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.

**ADMINISTRATIVE AREA WARRINGTON**



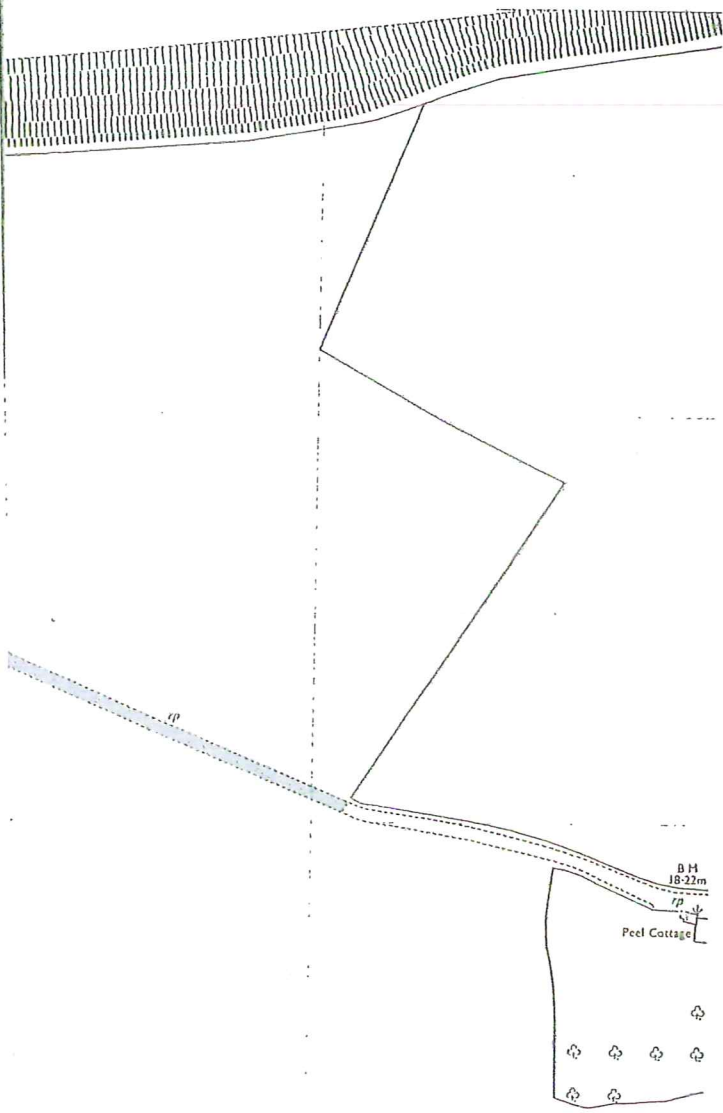
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# Higghgate Transportation

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## Appendix 2

The Parameters Plan (Revision W)

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KEY

- EXISTING BUILDINGS**
- NEW BUILDINGS**
- LANDSCAPED AREAS**
- WATER BODIES**
- EXISTING PAVED AREAS**
- NEW PAVED AREAS**
- EXISTING GREEN SPACES**
- NEW GREEN SPACES**
- EXISTING WOODLAND**
- NEW WOODLAND**
- EXISTING FIELDS**
- NEW FIELDS**
- EXISTING WETLANDS**
- NEW WETLANDS**
- EXISTING WATERWAYS**
- NEW WATERWAYS**
- EXISTING ROADS**
- NEW ROADS**
- EXISTING PATHS**
- NEW PATHS**
- EXISTING UTILITIES**
- NEW UTILITIES**
- EXISTING SERVICES**
- NEW SERVICES**
- EXISTING INFRASTRUCTURE**
- NEW INFRASTRUCTURE**

# PEEL HALL, WARRINGTON

## Parameters Plan





**Kozak, Peter**

---

**From:** Jim Sullivan [REDACTED]  
**Sent:** 24 August 2017 11:16  
**To:** Kozak, Peter  
**Subject:** APP/M0655/W/17/3178530

Dear Mr Kozak,

I wish to make a representation to the inquiry concerning planning application number 2016/28492 Warrington Borough Council / Satnam Limited

There is strong local opposition to the proposed development, largely concerned with transport infrastructure and the wholesale destruction of the last green space in North Warrington.

There are no indications that a viable transport solution has been put forward. I attended a public meeting held at The Pyramid, at which Satnam were invited to make representation. Despite having a representative there they chose to make no comment. The Council's specialists stated that they were unaware of a viable transport infrastructure proposal, and as a local resident of almost 30 years, I am similarly unable to envisage how a development of this magnitude could be accommodated without significant transport problems.

There are many other reasons why local people oppose the proposed change of use, but I will focus, for the purpose of this inquiry, on the specific issue of transport infrastructure. Allowing the development to go forward would impair my ability to earn a living, as I rely on the local road infrastructure. This development would inevitably cause severe congestion in an already overburdened transport infrastructure.

I urge you to support the Council's rejection of this planning application.

Yours sincerely,

Jim Sullivan  
15 Cinnamon Lane  
Warrington  
WA2 0AE

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**Kozak, Peter**

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**From:** Wendy Weedon [REDACTED]  
**Sent:** 24 August 2017 14:22  
**To:** Kozak, Peter  
**Subject:** Peel Hall Park development

Dear Peter,

I wish to express my concerns about the proposed building on Peel Hall Park.

This is not the first time this company has requested permission to build and huge development on this land and I'm not clear on why they don't understand the word NO.

The area they wish to use is the only large green space we have left in North Warrington and the area is well used by local people. It is also our buffer between the A62 and the residential area which helps to deaden the noise of the motorway while the trees and plants help to remove the pollutants in the air.

If this land is turned into a huge residential area we will experience many problems including:

- \* many more cars on already very congested, regularly gridlocked roads.
- \* much more air pollution.
- \* local services would be unable to cope with the influx of more people i.e. hospital/doctors/dentists/schools/emergency services.
- \* the huge loss of local wildlife and flowers and fauna.

With the building of Chapelford and the many other areas of Warrington being reused for housing I really do think enough is enough.

I have attended consultation meetings regarding this in the past and will continue to oppose any plans to destroy this area of green space.

Please included my views towards the appeal.

Regards,

Wendy Weedon

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**Kozak, Peter**

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**From:** Lee Harrison [REDACTED]  
**Sent:** 22 August 2017 15:44  
**To:** Kozak, Peter  
**Subject:** Re: RE:APP/M0655/W/17/3178530.

Good afternoon

It requested to use this reference number **APP/M0655/W/17/3178530**.

Regards  
Lee

Sent from my iPhone

On 22 Aug 2017, at 14:55, Kozak, Peter <[Peter.Kozak@pins.gsi.gov.uk](mailto:Peter.Kozak@pins.gsi.gov.uk)> wrote:

Dear Mr Harrison,

Thank you for your e-mail.

Can you please let me know the reference number for this appeal or the site address, so that it can be linked to the correct appeal.

Thank you

Peter

22 08 17

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**From:** Lee Harrison [REDACTED]  
**Sent:** 22 August 2017 13:38  
**To:** Kozak, Peter  
**Subject:**

Good afternoon

I as have many had to constantly write in to express our objections to this application.

I would like to object on the following points.

- 1/ area of natural significance
- 2/ No plausible improvement to / new roads
- 3/ No significance placed on schools / and NHS services

#### **Area of natural significance**

Not only is this area of significance to conservation it is also an area used daily by residents in the locality. Numerous species of animals live in this area as their habitats grow smaller following constant building. This is an area where families exercise with there families.

#### **No plausible improvement to / new roads**

I amongst other including your own highways agency have pointed out that the road system isn't simply big enough for what could be an estimated further 3000 vehicles. This local roads already frequently stop moving due to the already numbers of vehicles on the road. No new plausible proposition has been put forward which would come anywhere close to

achieved what would be required to satisfy the needs. And I felt it would be impossible to do this in this area due to the roads already being next to houses and running into further congestion just outside this locality.

**No significance placed on schools / and NHS services**

I am at a loss to understand just where this number of people will be able to be services by services such as schools, dentists and doctors amongst others. The services which are detailed within the application simply don't add up to the numbers of houses being proposed.

In summary I find his proposition ridiculous and lack foundation and is simply business men wanting to get richer at the detriment of the very area it is proposed.

I ask you to look at these objections with the view of the very many resident already in this area and refuse to allow this area to be obliterated to allow fat cats to get fatter.

Regards

Mr Lee Harrison

Resident of Dundee Close

Sent from my iPhone

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**Kozak, Peter**

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**From:** Carole Kolita [REDACTED]  
**Sent:** 22 August 2017 15:29  
**To:** Kozak, Peter  
**Subject:** Deveopment appeal- App/M0655/W/3178530

Sir;

I write regarding the above appeal. I have made representations in the past regarding my fears of the consequences which I feel would be a result of this development.

I was many years ago an employee of the National coal board and a member of the surveying team at several collieries including Parkside. These collieries are long gone but the workings remain and will forever. It was the practice then to leave columns of coal unmined to try and prevent subsidence, the big worry at the time was damage to the M62. It was designed so that the voids would fill with water and gas (methane). Also it was stated that no permanent structures should be built within 1000 yards of the M62 as this would cause subsequent damage to the carriageway of the motorway.

I (two weeks ago) was on the land now proposed for development, it had rained heavily some two days previous it was waterlogged which locals will confirm is a frequent occurrence more worrying was the tell tale bubbles rising from some of the puddles which one can only assume is methane. It fills me with horror that homes could be built on such unstable land and close proximity to a likely source of subsidence. If this land is covered with housing and public facilities the risk to health is truly worrying.

I am aware that NCB is no more and few people are aware of the history of the area but being one of the few I feel I must bring this to the attention of the responsible parties.

I remain yours truly

H. A. Kolita BA Hons

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## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

**Appeal Reference: APP/M0655/W/17/3178530**

#### DETAILS OF THE CASE

Appeal Reference

APP/M0655/W/17/3178530

Appeal By

SATNAM MILLENNIUM LTD

Site Address

Land at Peel Hall  
Warrington  
Cheshire  
WA2 9TY(nearest)  
Grid Ref Easting: 361416  
Grid Ref Northing: 391168

#### SENDER DETAILS

Name

MR. RICHARD MILKINS

Address

42 Mill Lane  
Houghton Green  
WARRINGTON  
WA2 0SU

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## YOUR COMMENTS ON THE CASE

Peel Hall is the last open space in north Warrington. Pollution and health of residents is a real problem for the area and with no green space for future generations the cost to the Council will be far greater than present. Taking away this last remaining piece of open space will take away permanently the benefits listed below:

### Benefits of parks and green space

#### Environment

Greenspace can soak up 3.5 times more water than hard areas reducing the risk of flooding.3

1 hectare of trees and shrubs can absorb 1 tonne of CO<sub>2</sub> - equivalent to 100 family cars.4

A single tree will produce enough oxygen for 10 people.5

Cabe found that living closer to nature may foster greater appreciation of it.6

#### Health

A green view can reduce stress in 3 to 5 minutes.7

Stress: simply viewing nature can create significant recovery or restoration from stress in 3-5 minutes.8

Walking produces endorphins which can fight depression.9

Unlike antidepressant drugs that cost £750 million a year, green exercise is free and does not carry the potential for negative side effects.10

Blood pressure decreases in a more natural environment.11

37% of coronary related deaths are due to lack of exercise.12

Daily walk in the park reduces risk of heart attack by 50%.13

Where people perceive green space is good, more satisfied with where they live and have better health and wellbeing. Where it is valued and feels safe people use green space more and are more physically active.14

Less active lifestyles cost NHS £8.2 billion a year.15

People on exercise programmes in outdoor green environments are more likely to continue than gym or leisure centre.16

People in high greenery areas are 3.3 times as likely to take frequent physical activity.17

"91% of people believe that open spaces improve their quality of life".18

If green space better 60% thought would improve health, 48% improve mental health, 46% feel better about relationships with friends and family.19

Hospital patients with green views recover quicker and with fewer drugs.20

Patients recovering from surgery recover faster, need fewer drugs and have fewer complications if they have a room with a green view.21

#### Society



31% of parks suffer from unacceptably high levels of vandalism and behaviour related problems.<sup>43</sup>

Fear: racism, dogs, dog fouling, domination of the space by one group, poor design (e.g. tall wall / vegetation, lack of lighting, blocking view), poor maintenance, litter, vandalism, graffiti.<sup>44</sup>

53% of Bangladeshi people felt safe compared to 75% white interviewees.<sup>45</sup>

Good quality open space can reduce anti-social behaviour.<sup>46</sup>

Well maintained green neighbourhoods have fewer crimes committed against people and property.<sup>47</sup>

People are less likely to litter in an area that is clean and tidy and more likely to do so in an area that is already dirty and run down.<sup>48</sup>

#### Economy

Tree shelter can reduce heating costs by up to 25%.<sup>49</sup>

Green space can increase property values by 6% to 35%.<sup>50</sup>

Living near a well maintained park increases the value of the average home by 6%. Living near derelict or neglected land can decrease the value of the average home by 15%.<sup>51</sup>

## Community

Plays a role in cohesion – playing sport together, casual meetings with neighbours and different ethnic groups.22

Loss of well –used and valued facilities such as football pitches and cricket pitches cited as reason spaces used less (especially young people).23

81% respondents used local park in last 6 months.24

Almost 9 out of 10 people use parks and green space and value them.25

Number using space weekly 48% in 2009 (down from 54% in 2007).26

Most deprived 10% wards have frequency of 51 green space visits per year compared to 62 per year in most affluent.27

Less than 1% living in social housing used green spaces on their own estates – main reasons fear, poor quality, no facilities.28

Used least by: over 65s, people with disabilities, black and minority ethnic people and 12-19 year olds.29

46% said they would use local green space more if it had better facilities.30

The higher the quality of green space the more likely it'll be used.31

If people are satisfied with their parks they tend to be satisfied with their council.32

One size does not fit all and local people know best.33

## Children

"Likelihood of children visiting any green space at all has halved in a generation".34

The area around children's homes which they know and use has fallen by 90% in 20 years.35

Two thirds of 9-11 year olds in the UK are dissatisfied with the quality of outdoor play activities where they live. For 15-16 year olds this rose to 81% higher than any other European country.36

86% of parents (with young children aged 11 and under) say that on a nice day their children would prefer to go to the park than watch TV.37

These trends are closely linked to a range of challenges facing society today, including those to do with childhood obesity and mental health, anti-social behaviour, and lack of environmental awareness and action.38

Woodlands can positively affect the motor development of 5 year olds.39

Greening school grounds has been proven to reduce bullying and increase learning capacity.40

Children who were bullied, punished, relocated or suffering from family strife all benefited from closeness to nature, both in their levels of stress and in global self worth.41

Children with ADHD can concentrate on schoolwork and similar tasks better than usual after taking part in activities in green settings, such as walking through or playing in a park.42

## Crime/anti social/safety