

From: [REDACTED]
To: [jeycontrol](#)
Subject: Peel Hall Development: Satnam
Date: 17 August 2016 12:04:24

To whom it may concern

Please take this as an official objection to the development that Cheltenham based Satnam is planning to undertake at Houghton Green

I am a local resident/businessman to this area and to say the traffic infrastructure is stressed is an understatement

The area does not need and cannot cope with 15 years of site traffic and then continuation of all the associated traffic that will follow

Warrington has enough housing already and it is not required in this area

This is the only remaining greenspace/farmland in Warrington North and to fill it with bricks and mortar is tragic, there are already local shops and schools in place, what is the requirement to add more?

Why doesn't Satnam build in Cheltenham instead?

I am going to actively protest this all the way and will get support from the local area as well

Satnam is best off staying in the Southern area of the country

I would expect a reply in receipt of this objection

Regards

Kevin Cawley

From: [REDACTED] behalf of devcontrol@warrington.gov.uk
To: [devcontrol](mailto:devcontrol@warrington.gov.uk)
Subject: Comment on Planning Application 2016/28492
Date: 17 August 2016 14:19:56

Application Number 2016/28492

Name: Mr Louis Warburton

Address: 18 Elm Road, Winwick, Warrington, WA2 9TW

UPRN: 100010279143

Telephone: [REDACTED]

Email: [REDACTED]

Comments: This proposal is frankly disgusting, not least the plan to utilise Elm Road as an access route for the development. Elm road is too narrow and already suffers significantly with tight approach angles and narrow routes through. Any increase in traffic is sure to damage both vehicles and property. The local infrastructure off the motorway junction to the town center already struggles with the enormous levels of traffic. Any incident on the motorway or across town can add significant delays both in and out of Warrington. Elm road & Birch avenue is already at the mercy of the motorway traffic, surrounding businesses and residents. There isn't a single person in the local area who doesn't think this is a terrible idea. I for one will be seeking compensation should this development go ahead for both the potential reduction in property values but also the increased inconvenience and risk. There is significant land already set a side for development, this area is used often for children to play on, dog walkers and nature lovers alike. I certainly hope the council thinks long and hard about the severe consequences of agreeing to this frankly dangerous and stupid plan. The local residents have been brutally open and honest regarding their feelings. Satnam are not welcome in this area.

Form Reference Number: 213360

17.08.16 14:19:52

From: [REDACTED]
To: [devcontrol](#)
Subject: Peel Hall Development: Satnam
Date: 17 August 2016 12:04:24

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Form Reference Number: 213360

17.08.16 14:19:52

From: [REDACTED] f devcontrol@warrington.gov.uk
To: [devcontrol](#)
Subject: Comment on Planning Application 2016/28492
Date: 18 August 2016 12:28:41

Application Number 2016/28492

Name: Mrs Marie Jones

Address: 37 Windermere Avenue, Poplars And Hulme, Warrington, WA2 0NB

UPRN: 100010324428

Telephone:

Email [REDACTED]

Comments: I am strongly against this planning application. The area needs this space for recreation and leisure. The last thing this area needs is more houses.

Form Reference Number: 214342

18.08.16 12:28:35

From: [devcontrol](#)
To: [Pearson, Pauline](#)
Subject: FW: Planning application 2016/28492
Date: 26 August 2016 10:14:14
Importance: High

From: Sharon Brown [mailto:[\[REDACTED\]](#)]
Sent: 20 August 2016 11:48
To: devcontrol
Cc: [\[REDACTED\]](#)
Subject: Planning application 2016/28492
Importance: High

As a resident of Cinnamon Brow, I strongly oppose the above planning application by Satnam Millenium Ltd for the development of Peel Hall Park.

This is one of the last green spaces in my area and I along with many others, enjoy Peel Hall Park.

I would appreciate acknowledgement of this email by return.

Regards

Sharon Brown
59 Dundee Close
Cinnamon Brow
Warrington
Cheshire
WA2 0UJ

From: [dave.gardner](#)
To: [devcontrol](#)
Cc: [jonesh@parliament.uk](#)
Subject: Planning Application 2016/28492
Date: 22 August 2016 09:29:08
Attachments: [Satnam Millennium.docx](#)

I would like my protest to the Satnam Millennium Ltd development recorded, please see attached letter.

Regards

Dave Gardner

1 ELM ROAD

WISWICK

22 AUG 2016

WARRINGTON

WA2 9TW

Regarding Application no -
2016/2892.

I think these plans should be refused as I think that this end of WARRINGTON cant cope with any more traffic the roads are pushed to breaking point. We have had more traffic since they opened new units on Albion Retail park and they have more to be opened.

I can't believe they are trying to squeeze so much into a small space

P10

you've ideally
put up of 1 EL @ RD



PS. What about the
Health services eg Hospitals
copied with more people +
cars.

MD (6)

33 NEWHAVEN RD

OREFORD

23 AUG 2016

WARRINGTON

WAZONP

RE APP. 2016/28492

Dear Sir or Madam

We the undersigned
object to any development
on Peel Hall site.

At the moment our
garden floods a little bit
but if Peel Hall is built
on the only soak away will
be gone



Development Management
New Town House

A. WARRINGTON
123 WINDERMERE AVE
GOSFORD

WARRINGTON
WA2 0SE
19/AUGUST '16

22 AUG 2016

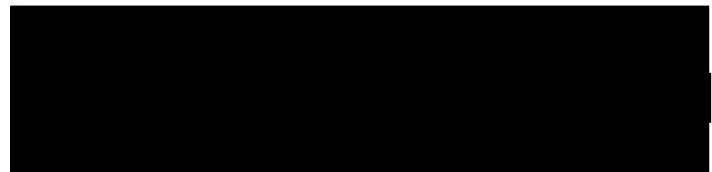
Peel Hall

what is there in this town of Warrington, a lot of shops and houses, quite a few pubs and a few small entertainment centres, here at Gosford we have less. If these houses are built there will not be a blade of grass outside Gosford Park (maybe that could be the next move, if there is enough money in it).

when does it stop, houses it seems are badly needed, but why in this area, in this town, which has so little open space. Is there not a person in this town that knows how to use land for the sake of Warrington people.

Tell Satnam to go away, if not, they will build their houses, make loads of money, and take their wealth elsewhere, what does Warrington get - more bricks and roads.

Why can't this town be made more interesting surely we have, and have had enough businesses and money through this town to make it so.



From: [REDACTED]
To: [devcontrol](#)
Subject: Peel hall planning application no 2016/28492
Date: 22 August 2016 13:42:20

Dear Sirs

I wish to object in the strongest possible terms to the planning application for development of peel hall park by Satnam Millennium Ltd. as a local resident I feel this would be detrimental to the area and its infrastructure would be unable to support this type of development.

Yours faithfully

Barbara Hodgkinson
Cinnamon Brow resident

Sent from my iPad

From: [REDACTED]
To: [devcontrol](#)
Subject: Peel Hall Planning Application
Date: 22 August 2016 14:50:15

I object most strongly to the proposed development for many reasons, but the two most crucial are as follows:

1. The impact upon local traffic, most especially at peak times, and the total impossibility of traffic management when there is any form of problem on the motorways or other major routes.
2. The already vastly over-stretched NHS across all areas of medical care, with a grave shortage of General Practitioners and a local hospital already nearing crisis point.

To grant permission for this development (despite the many employment possibilities it would bring), when Chapelford and Omega are ongoing in the borough, would be hugely irresponsible and not in the interests of local people. This application should, at least, be put on hold for ten years when local issues could be re-appraised in the light of current developments.

Carol and Peter Royle

Sent from my iPad

From: [REDACTED]
To: devcontrol
Cc: jonessh@parliament.uk
Subject: Peel Hall Planning Development
Date: 23 August 2016 07:57:30

Once again I strongly object to the proposed development of Peel Hall, development companies think by re proposing the development plans, that the residents will give up. This is not the case, we have enough housing in the area, we don't need another pub, supermarket or whatever the proposed development is, there is enough congestion on our roads now, without the additional traffic and work units involved

I wish to lodge my objections here and now

Phillip Lodge
33 Welsby Close
WA2 0DW

Sent from my iPad

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: devcontrol
Subject: Comment on Planning Application 2016/28492
Date: 22 August 2016 16:23:10

Application Number 2016/28492

Name: Mrs Jane Lodge

Address: 33 Welsby Close, Poulton-with-fearnhead, Warrington, WA2 0DW

UPRN: 100010322174

Telephone:

Email: [REDACTED]

Comments: I wish to object to this planning application as it will have a detrimental effect on my area causing a large increase in traffic.it is the last major green space in our area and it will be destroyed

Form Reference Number: 218526

22.08.16 16:23:06

From: [REDACTED]
To: devcontrol
Cc: jonesh@parliament.uk
Subject: Planning application 2016/28492 Peel Hall
Date: 23 August 2016 08:09:41

Warrington Borough Council Planning Department
New Town House
Buttermarket Street
Warrington. wA1 2NH

Re proposed development on Peel Hall. 2016/28492

We object to the proposed development on Peel Hall reference above.
This proposal has no benefit to the residents nor for the area and should be rejected.
The whole process of repeated proposals for planning permission is undemocratic and costly. As this proposal has been rejected many times before at great cost to the Council and residents of Warrington, it is time the whole issue of this site is put to bed with a complete and utter rejection of all and any proposal for development of this land.

The objections have all been clearly defined in the past and there is not one thing in the latest proposal to change the previous rejections. The proposal if allowed will destroy green space replacing a tranquil area with an unacceptable development of unwanted and unnecessary structures to the detriment of the surrounding areas and will bring no benefits whatsoever to the area or town.

The inclusion of more unwanted sops such as restaurants, light industry etc neglect consideration of the many similar developments in the area that have empty premises, lack of business customers, totally inadequate access and extremely poor transport provisions. This proposal does nothing to allay fears that this would happen too at Peel Hall and would probably result in the slums of the future This is not a development that Warrington needs or wants.

The Council and their planners should do their duty to the people of the area and to the citizens of Warrington by ensuring that provisions are in place to totally, fully and finally reject this and similar proposals. We do not want any more such proposals for development of green space to be considered or even thought of accepting.

W Farquhar
B Farquhar
63 St Andrews Close
Warrington.

Sent from my iPad

From: [REDACTED]
To: [REDACTED]
Cc: jonesh@parliament.uk
Subject: ref: Peel Hall Planning Application
Date: 22 August 2016 12:53:14
Attachments: [image001.png](#)

Ref: J Galbraith, 75 Dundee Close, WA2 0UJ

I wish to oppose any plans to develop the land in Peel Hall. Satnam's planning application to develop Peel Hall is an outrageous plan. Why do we need more housing, more pubs and shops and other units planned in Cinammon Brow, Houghton Green and Orford. We have enough new housing built around the Warrington area, which has robbed the people of Warrington over the years enjoying spacious land to explore. The pressure of more traffic in already built up areas can surely not be good for the environment. The landscapes, paths which are around all existing areas have to be maintained and the council cannot keep on top of these areas which at times look a disgrace. I wish Santnam would go elsewhere with their plans and leave one of our last green areas to people who have bought their homes in these areas over the years to enjoy the beauty of the land.

I trust my comments will go in supporting the opposition against this outrage and leave the community we already have for all to enjoy.



Josie Galbraith



From: [REDACTED]
To: [devcontrol](#)
Subject: Save Peel Hall
Date: 22 August 2016 14:38:31

Good afternoon

Please do not take away Peel Hall from all of the families in this area. This is a place for children to have fun, spend time with family and learn about wildlife. As children both my husband and I would visit Peel Hall to play and now we take our daughter to do the same. There is no where else in this area which is as beautiful as Peel Hall to walk around.

I understand there may be a shortage of housing in the Warrington area but I don't think that this site is necessarily the correct one. Firstly, the volume of traffic in a morning and at tea time in the area is already very high. Adding another 1200+ cars onto the roads in this area would be dangerous and chaotic. Changing the roads and adding roundabouts will not prevent accidents from occurring. The area will be gridlocked and the local roads such as Capesthorne road, Delph Lane and Blackbrook Avenue will not be able to cope with the extra volume of traffic.

Secondly the houses on Coldstream close and Lockerbie Close are already prone to flooding. Building new properties near this area will only cause further problems for the existing residents and possibly the new residents if the planning application does go ahead.

Finally, I was under the impression this land was originally sold and bought as agricultural land. If this is the case then why would satnam be allowed to build on it? Crops would be able to grow on the fields at the back if it wasn't set fire to annually. Perhaps this could be looked into?

Peel Hall is a really nice park where it is easily accessible from Fearnhead, cinnamon brow and Orford, in particular the estates including Greenwood and Grasmere. Where are the children from these areas supposed to run around and play apart from in built up areas where they are at risk of being knocked down by cars? Rather than taking these spaces away could we not look at improving our parks I.e Orford Park. Peel Hall park could be given a boost including bowling greens, cafe, sandpit, outdoor swimming pool, garden centre shop.

Many thanks

Nicola Isaac
12 delafield close, wa2 0aj

Sent from my iPhone

From: [REDACTED]
To: devcontrol
Cc: jonesh@parliament.uk
Subject: Peel Hall
Date: 22 August 2016 22:16:47
Attachments: [Peel Hall letter.docx](#)

Please see my attached letter.

Regards

Tina Dutton

To: Michael Davies, The Planning Department and Helen Jones MP

I am writing today to lodge my objection against Satnam placing another application, planning to build 1,200 houses, employment Units, Pubs etc on Peel Hall .

My concerns about this planning going ahead are:

1. First and foremost BIRCH AVE IS FAR TOO NARROW
2. The proposed roads into the planned 15 and 10 houses says that they are going to put in two access points, (both ridiculous, especially at the end of the road going into the 10 houses) the letter we received states, the plans could be subject to **change**, which could mean that Birch Ave would become a rat run though to the other end,
3. The protected animals we have living in the fields and trees, it can't go ahead, the law, is the law!
4. The planning if past is subject to change? We have had experience of this and I feel this shouldn't be allowed, as they'd change it to things that wouldn't have been pasted if they were in the original plans.
5. Since the building of 'Fairhaven' the road in Birch Ave is a disgrace, holes and cracks in the tarmac, the grass verges are a mess, residents have to park on them as they have nowhere to park or for fear their car will be damaged. More traffic would mean a new road, more disruption and cost to the council.
6. Sometimes cars from the unit blow their horns because they can't get through, disturbing our privacy, can you imagine an added 25 houses?
7. Cars already park at the top of Birch Ave and Poplars Ave and walk over to the units on Winwick Quay. If the employment unit goes ahead, the employees will be parking on our roads and walking through instead of driving round past Aldi and down Cotswold road, its already a nightmare trying to get out of the avenue already, let alone trying to turn into the Avenue without abuse or the car behind in your boot.
8. Why have the residents on Cotswold road not had letters when the extra traffic is going to affect them badly? My sister lives there and she says ' I can't leave the house between 4.30 and 5.30 now' she is not happy! The traffic down Sandy Lane West continuing down Cleveland road, Sandy Lane and Cotswold Road is horrendous now without extra traffic.
9. When the application for the Fairhaven Unit was made, it came to light that the turning into Birch Ave, and Poplars Ave, from the motorway was illegal, (but obviously to late to do anything about it) so what did they do? Closed off poplars cutting us off from our amenities, penalized, again ! its illegal WHATS CHANGED?
10. The speed non-resident's and unit staff drive down here already is dangerous, at shift change it's like 'Formula One' and there are small children and animals.

11. It has been mentioned that the trees will be taken down to widen the road, these trees are approximately 100 years old. Also that they will put double yellow lines, so where are we going to park? what if we have visitors? No consideration at all for us, disrupting our lives of 27yrs, more for some of the residents. It's so stressful, nothing more than terrorism and harassment and every time we have to go through this.
12. The planned affordable housing will obviously be built next to the 'Fairhaven' lock up unit, which will depreciate the value of our properties.
13. The amount of traffic these 25 houses off Birch Ave will generate, two per house, plus delivery vehicles, visitors etc. it doesn't bare thinking about.
14. This is purely from Birch Ave and Elm Road point of view, I am sure there are lots more valid points of view from around the area in which they want to build, if they are refuse this time then I don't think they should be allowed to apply again, as I said before, It's so stressful, nothing more than terrorism and harassment, every time we have to go through this, it's not as if they will lose a fortune they purchased the land for next to nothing. Turn it back into farming land and produce British Vegetables.

The fact that the Borough Council, have made it clear that Warrington has enough housing land allocated. I believe that they think if they chip away enough times, the council will give in, just like they did with the building of 'Fairhaven' which was not supposed to disrupt our lives on Birch Ave and Elm Road, 'BIG FAT LIE' eg only eighteen extra cars a day! The car park has been overflowing on a regular basis, they have no respect for the residents, driving at top speed, ignoring the 20mph signs, the road is just not wide enough for any more traffic and the turning off Winwick Road is not within the legal limit from the motorway, there are near miss accidents every day.

I also have spoken to a resident on Poplars who has been approached, offering large sums of money to move out so they can knock their house down to create an entry, so they are clearly disrespecting the council in going ahead thinking they will win in the end.

This is the last green space we have on our part of town, there is plenty space around the old 'Burtonwood Airbase' it is not feasible to build on that land? And I think it's a disgrace that Peel Hall, has been left to overgrow just to strengthen their case, we usually see lots of wildlife on those fields, which are still there, we just can't see them.

Regards

T.Dutton and family
2 Birch Ave
Winwick
Warrington WA2 9TN

From: [REDACTED]
To: devcontrol
Cc: jonesh@parliament.uk
Subject: Objection to Peel Hall Park planning application
Date: 23 August 2016 07:57:56

Dear Sir

I would like to register my objection to the proposed development of Peel Hall park in Warrington. As a resident of the area for 23 years I feel any large scale urbanization of this area would have a serious detrimental effect on our health and well being as local residents . I would like to bring your attention to *Warrington's Health and Well being Strategy (2015-18)* and note that, in response to the *Marmot Review*, our council has committed to:

- *Consider the impact on health and well being in all our regeneration and development plans .*
- *Increase numbers of people using sustainable travel (public transport, cycling, walking)*
- *Improve air quality*
- *Develop highways infrastructure so that congestion is reduced and it is fit for future growth and regeneration*
- *Ensure as healthy a standard of living for all*
- *Create and develop healthy and sustainable places and communities*

I believe this development will directly contradict the strategic plan that Warrington has committed to. Large scale building will destroy the little green-space that already exists in north Warrington. This will remove the option of families utilizing the space to exercise and for children to play . As the council are well aware, access to green space not only helps address the obesity issue, but is a matter of well being for all residents.

Destroying this area will impact on our quality of life. Coupled with this is the huge concern of increased traffic. This development will directly contravene the councils commitment to providing appropriate road infrastructure, a reduction of air pollution and safe spaces for children and families to be in their local communities.

If we are to live a healthier life we need access to high quality green spaces , the addition of a large estate of houses and the subsequent traffic it would bring will not improve our quality of life , you need to consider the impact this development will have on existing residents in the area.

Regards

Mrs Jo Sullivan

From: [REDACTED]
To: [devcontrol](#)
Subject: Peel Hall Park Development -2016/28492
Date: 23 August 2016 12:38:10

Dear Sir or Madam,

I will be pleased if you would record my dissatisfaction and utter horror at the above planning application in regard to development of the Peel Hall Pak.

The reasons that I am against any such change is that there has been video evidence of the company already clearing areas of the Park prior to any planning application. The proposed changes will remove the last open area in North Warrington there are clear environmental an social reasons why such a huge influx of people and homes would change the whole area beyond recognition.

I totally support the campaign being run by Helen Jones MP.

Yours Sincerely,

Mr.Len.W.Cotterell
29, St. Bridgets Close,
Fearnhead,
Warrington,
WA2 0EW,

[REDACTED]

From: [REDACTED]
To: [devcontrol](#)
Subject: Peel Hall Planning Application
Date: 23 August 2016 10:53:11

I am writing to express my objection to the recent planning application that has been submitted by Satnam to develop Peel Hall.

We, the undersigned, object to any residential development on Peel Hall site as we feel it will change the face of the area irrevocably, destroying one of the last green spaces in this area.

Yours faithfully

Mr & Mrs Coulton



From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: devcontrol
Subject: Comment on Planning Application 2016/28492
Date: 23 August 2016 11:04:51

Application Number 2016/28492

Name: Ms Carolyn Bardwell

Address: 15 Gables Close, Poulton-with-fearnhead, Warrington, WA2 0DR

UPRN: 100010282228

Telephone: [REDACTED]

Email: [REDACTED]

Comments: Once again my family and I are strongly opposed to this planning application. There is more than enough housing in this area already, we don't need any more shops, pubs or schools either there plenty all within walking distance. The land should be left as it is, recreational and leisure use for the residents that already over populate this area. The roadways infrastructure would not withstand a development of this magnitude either. Please let common sense prevail and leave the small part of green land that is left here alone.

Form Reference Number: 219392

23.08.16 11:04:41

From: [REDACTED]
To: devcontrol
Cc: jonesh@parliament.uk
Subject: Peel hall application
Date: 23 August 2016 09:39:36
Attachments: [ATT00001.txt](#)
[ATT00002.txt](#)
[ATT00003.txt](#)
[ATT00004.txt](#)
[ATT00005.txt](#)
[ATT00006.txt](#)
[ATT00007.txt](#)

Dear Michael and Helen I have taken these pictures this morning as there was an emergency at the Fairhaven Unit at the bottom of Birch ave. please could I submit them to accompany my objection letter I have more to follow the file would be to big

Thank you
Tina dutton

