

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: devcontrol
Subject: Comment on Planning Application 2016/28492
Date: 25 August 2016 12:59:20

Application Number 2016/28492

Name: Mr ALAN GRIFFITHS

Address: 242 Newton Road, Winwick, Warrington, WA2 8QN

UPRN: 200000973883

Telephone: [REDACTED]

Email: [REDACTED]

Comments: Having lived at this address for over 27 years, I find it ridiculous to suggest the development of even more traffic congesting houses and retail / trade units at Peel Hall. Birch avenue cannot be used anyway, as it is already a dangerous pull in, off the A49, and is only a minor road, the traffic situation in this area is chronic without adding even more problems. Peel Hall is also a huge nature, conservation area, with an abundance of wildlife. Why do Warrington Borough Council insist on building here there and literally everywhere, why is no thought given to the impact these plans will have on the local community, instead of just thinking about the obvious financial gains to the Council. How many empty units are there in Warrington,?i rest my case, why do we need more, and why more Pubs, Costa' s etc etc etc. Stop ruining Warrington and start thinking logically, instead of financially.

Form Reference Number: 222726

25.08.16 12:59:09

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: devcontrol
Subject: Comment on Planning Application 2016/28492
Date: 25 August 2016 11:10:55

Application Number 2016/28492

Name: Mrs Susan Litherland

Address: 21 Tennyson Drive, Orford, Warrington, WA2 9BZ

UPRN: 100010317577

Tele [REDACTED]

Ema [REDACTED]

Comments: The impact on the local area will be devastating! Not to mention the increased traffic! Warrington just cannot cope with any more traffic! The impact on the local residents will be unbearable - this is one of the last green areas left, the local wildlife will be destroyed. I am sure there are some rare Newts in this area, which also need protecting. I have been a resident of Warrington all of my life, and remember this area when it was open fields and countryside - to have what little of it that is left, destroyed by yet another housing estate is just unthinkable.

Form Reference Number: 222654

25.08.16 11:10:46

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: devcontrol
Subject: Comment on Planning Application 2016/28492
Date: 25 August 2016 14:12:39

Application Number 2016/28492

Name: Mrs Jean Hall

Address: 473 Greenwood Crescent, Winwick, Warrington, WA2 0EE

UPRN: 100010285334

Tele [REDACTED]

Ema [REDACTED]

Comments: Very upset by the ridiculous proposal put forward by satnam. Traffic in the area at peak times in particular already bad enough without even more. Access plans are comical. And the damage to wildlife will be a crying shame. Please leave peel Hall alone

Form Reference Number: 222789

25.08.16 14:12:25

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: devcontrol
Subject: Comment on Planning Application 2016/28492
Date: 25 August 2016 09:47:41

Application Number 2016/28492

Name: Miss Lorraine Kennerly

Address: 61 Mill Lane, Winwick, Warrington, WA2 0SX

UPRN: 100010299889

Telephone: [REDACTED]

Email: [REDACTED]

Comments: There is development going on by St. Helens council around the Winwick area also (Parkside/Earlstown etc.) which will all impact on traffic in the area. The traffic is already bad and nothing is being done about the situation in general, let alone with regard to these further developments impacting the problem. It's a serious issue when it adds 20-30 mins a day each way onto your commute and impacts work/life balance for already stretched families that need pay for childcare. Putting access across the playing fields at the back of Mill Lane, will not only detrimentally effect their house price, but add traffic and noise disruption to their lives and they're both about to retire, it's not fair. Then there's the issue of the Peel Hall Site being the only natural green space in the area. My grandparents farmed Peel Hall when I was a little girl so I know the area like the back of my hand. There is much wildlife there that will have no where to go if this land is developed, despite unethical/possibly unlawful unannounced works to try and keep it at bay by Satnam. Satnam did not purchase this land at a price for development. It was purchased at agricultural land prices. The whole thing stinks. This should not be allowed. It does nothing to benefit the local community. The community is not that short of houses that this land needs to be developed, it should be kept as green space for the community to enjoy. There are enough brownfield sites to be developed to meet the towns housing requirements. This is just to line the fat cats pockets.

Form Reference Number: 222593

25.08.16 09:47:35

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: [devcontrol](mailto:devcontrol@warrington.gov.uk)
Subject: Comment on Planning Application 2016/28492
Date: 25 August 2016 14:58:10

Application Number 2016/28492

Name: Mrs Sandra Kavanagh

Address: 17 Birch Avenue, Winwick, Warrington, WA2 9TN

UPRN: 100010265900

Telephone: [REDACTED]

Email: [REDACTED]

Comments: 17, Birch Avenue Winwick Warrington WA29TN 25/8/2016 To Whom It May Concern Warrington Borough Council This is my opinion on the plans to develop Peel Hall, Elm Road and Birch Avenue end. Warrington does not need more employment units, they can't fill the ones they already have on Winwick Quay . The proposed units are on the land between Elm Rd and Birch Ave this land is also getting houses, 15 I believe on the left hand side of Birch Ave and 10 at the bottom both of which need access. The plans put the access off Birch Ave, our road can not sustain any more traffic, it is bad enough with Alders N.H.S facility whose staff and visitors park on the land opposite the bungalows (and on the road) which in turn belongs to Satnam Millennium which if they get planning permission will be incorporated into the plans and then where will they park OH !! on the road, so no one will be able to navigate safely. When the Alders was built the turning off Newton Road was declared ILLEGAL but for one reason or another was ignored, not so Poplars Avenue which was closed off but only allowing traffic out. If this development goes ahead the traffic down our road will be horrendous as there will be at least 25 cars from the houses, god knows how many vans and trucks. Because human nature being what it is, once the people find out that they can get access to the employment units off the top of Elm Road they will park there instead of fighting the already horrendous traffic on Newton/Winwick Road passed Aldi own Sandy Lane West (nightmare morning and evening) up Cotswold Road onto Poplars Avenue. In the letter received from the council it states the plans could be subjected to minor changes, well !! this we already have experience of with The Alders as the goal posts were moved many times and the rules put down for permission granted at the time being ignored example :- 18 cars a day maybe one or 2 vans open 9am – 6pm Mon-Thur Friday 9am-12pm.....Total fabrication, If the plans change and they alter the roads (they may said they won't, but hey) on the new estate, to make it easier for the people living on the new estate, Birch Avenue will become a rat run for people trying to access the rest of the estate, (people think they can get through now) it doesn't bare thinking of. Every time they decide to do something with this land people come up with conflicting stories, what will happen and what is going to be done, none of the stories are the same but everyone (except Satnam Millennium) agree on one thing Birch Avenue cannot sustain more traffic. If this development goes ahead the traffic at this end of Warrington will be abysmal. If and when the residents of the

White City go out, on returning back from town we have to go up Winwick Road round the island over the motorway (this is every time) and back down Newton Road to access Birch Avenue. The traffic coming off the island and the motorway sometimes makes this a terrifying experience as cars vans and articulated wagons are practically in your back seat, then get annoyed when you have to slow down an brake to safety turn into Birch Avenue, god help you if something is coming down the avenue passing the parked cars (which are from the units on Winwick Quay) causing you to slam on to avoid a collision. All this traffic on Newton Road from said motorway is making the residents of White City prisoners on their own homes, this plan of Satman Millenium will make it a hundred times worse, the traffic is bad enough now when there is an accident on the viaduct or motorways surrounding Warrington, it becomes gridlocked, we can't get out and getting home is a nightmare. A recent example of the difficulties is fire engines were called to the Alders lock up (it was a false alarm) as one of the neighbour looks after a disabled person, she was just about to take her to an appointment the fire engines had to stop, knock on her door to ask her to move her wheelchair access vehicle, so that they could get passed, in doing so they still had to mount the kerb due to another vehicle on the opposite side of the road, had it been a fire this could have had dire consequences I hope this letter n some way helps you understand why we as residents are against this development. Yours sincerely Sanda Kavanagh (Mrs)

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IMG20160823WA0008.jpg IMG20160823WA0010.jpg

Form Reference Number: 222829

25.08.16 14:57:53











From: [REDACTED]
To: devcontrol
Cc: jonesh@parliament.uk
Subject: OPPOSITION TO PROPOSED DEVELOPMENT ON GREENFIELD LAND AT PEEL HALL
Date: 25 August 2016 21:39:54

Warrington Borough Council Planning Department

OPPOSITION TO PROPOSED DEVELOPMENT ON GREENFIELD LAND AT PEEL HALL

Mrs Wendy Johnson-Taylor and Mr Adrian Johnson-Taylor of 19, Mill Close, Houghton Green, Warrington, Cheshire, WA2 0ST are writing to Warrington Borough Council to voice our vehement opposition to the latest planning application from Satnam to develop on a unique and natural greenfield site at Peel Hall. The reference number for this application we believe to be 2016/28492.

Firstly, this area is a unique, unspoilt and natural site for flourishing wildlife. It is a rare greenfield site and because of this it should be protected and nurtured for this town to enjoy. Sadly, there are very few sites like this left in the town. Our council should recognise this as an important recreational site for the enjoyment of residents of all ages and for generations to come, Satnam has on numerous occasions tried to sabotage this area by trashing nesting birds and habitats of many species – this most recent one was just a couple of months ago when Satnam went in with contractors overnight and systematically destroyed chunks of land. There is photographic evidence of this being carried out and wildlife can be seen fleeing from the area. This was distressing to see and is wrong. We believe, to the best of our knowledge, that Satnam was responsible for carrying out more intense cropping a few years ago, many trees were felled and the whole area was ploughed and the site barbed wired – there's some suggestion that substances were put into ponds that affected the plant and wildlife in them – if we did have Great Crested Newts we don't now!! This developer does not give two hoots for this precious land, nor does it care for its wildlife and the residents who live in this area. The sole purpose of this development is purely to increase someone else's bank balance to the detriment of this town. It will change the face of this part of Warrington for ever and not in a good way. Peel Hall is unique and there are thousands of beautiful photographs taken by residents to give proof of this. It could well be the only site of its kind left in Warrington. The water table is high (a massive issue for any proposed development) but because of this feature it attracts and encourages many, many species which are truly blossoming. Please consider this as an important nature reserve to preserve for our town.

We also note that Warrington Borough Council's Core Strategy states that brownfield sites should be used first. Peel Hall is a greenfield site.

We note that the latest development now plans to take away the playing field at the rear of the Millhouse Pub in Cinnamon Brow which is shocking to say the least! This green area is the only one of its kind enjoyed by hundreds of residents of all ages. We have used this facility on a daily basis for over 20 years alongside hundreds of other residents. Dog walkers, football clubs, joggers, keep fit enthusiasts join children playing ball games such as rounders and cricket – even aspiring golfers and kite flyers! Some residents enjoy a stroll around it just to enjoy the sunshine. It is a valuable asset to all of us. Please don't allow Satnam to take this away. These developers clearly have no consideration for this town and the people who live in it. We urge our council to take the steps, we believe that are now being discussed (and have been so for some time) to take action now to protect this playing/recreational area and stop this proposed development in its tracks.

With this particular issue comes the horrendous toll it will have - not only to people losing

such an important recreational area – but also on the increased traffic it would incur when the roads around this area are massively busy already and simply cannot accommodate any more traffic on the roads that would feed this proposed access. Radley Lane and Mill Lane cannot take any more cars. The lanes and footpaths are narrow and increased vehicular traffic and parking would be extremely hazardous for other users, pedestrians and not forgetting the emergency services. The plans involve a new roundabout between Houghton Village and The Millhouse pub which we believe will be the only exit off Peel Hall for some 700 houses (which means far more than 700 in terms of cars and other vehicles!) More than 100 houses will use Mill Lane – absolute chaos in the making!! This means 850 houses exiting from Mill Lane/Delph Lane and also Blackbrook Avenue and possibly Enfield Park Road. These roads are extremely busy especially at peak hours and simply could not cope with the knock on effect from this development. Myddleton Lane leading on to the A49 is absolute mayhem at the best of times and accidents in any of these areas, including the M6/M62, would create a complete gridlock in this locality at any time of the day or night.

I would like to point out that Delph Lane cannot cope with the current traffic flow. It is extremely narrow and not suitable for heavy goods vehicles. At best it can only accommodate a car and nothing bigger than a transit travelling in both directions and at certain points cannot even do that. Cars and vans just have to stop and negotiate the best they can. The roads in this area cannot serve this proposed development, the local network could not cope. The proposed access arrangements are unsustainable.

This latest proposal is crammed with everything this area does not need or want. There are enough shops, takeaways, pubs, restaurants, cafes, drinking establishments, sports pitches (the application list goes on) already here. I see no facilities for emergency services nor medical clinics or similar for medical support services. The town's services are drastically overstretched as it is and our hospital is currently bursting at its seams. This town is just about coping with this worrying problem.

There are other sites in Warrington - that do not hold greenfield status -which are more suitable for development than Peel Hall. As for affordable housing, Warrington has many other sites (not greenfield) with the necessary infrastructure already in place for development and as we submit this to you our town already has hundreds of new flats, apartments and houses that have been standing empty for years with developers struggling to sell them. Developing this greenfield site is no answer to providing affordable or sustainable housing as calimed by the developer. Satnam has just crammed the Peel Hall site with very little thought or consideration. I believe its aim is to achieve outline planning permission initially with the road strategy which is ludicrous! This development would only exacerbate the current traffic problems we face in this locality every day. Our council should throw this application out on road strategy alone. It would create more chaos, misery and mayhem on our roads. Satnam has proved by its past actions it is not to be trusted. We are deeply concerned by reports suggesting that if this developer gets a foot in the door the current plans submitted may be subject to changeWHY? Furthermore, we would wish to bring to the council's attention our concerns over the behaviour of this developer. At a consultation held earlier this year by Satnam residents were "invited" to attend to view the latest plans. Hundreds attended and put their objections in writing. We now believe this was purely a fact finding exercise to highlight our concerns so that the developer could use these and act on its findings. Some key residents believe they were singled out at the consultation and watched by members of its organising team and there are suggestions that cameras were used without residents' consent. We believe the developer is not one to be trusted and is willing to stoop to any length to get the go ahead to develop on Peel Hall. Alarm bells should be ringing throughout the council chambers!!!

On behalf of hundreds and hundreds of residents who oppose the development on this greenfield site We urge Warrington Borough Council and members of the planning

department to listen to our voices and stand with us in wholeheartedly rejecting Satnam's proposal to develop this precious location. Any development on this land would change the face of this area forever and would be massively detrimental to our town. It would create an eyesore, an ugly scar that would hugely adversely affect hundreds – thousands – of residents.

The developer clearly wants to expand its bank balance by claiming to provide sustainable/affordable housing (which we believe this development could never achieve). Our council should concentrate more on preserving a unique and natural greenfield site which sadly is becoming a rare thing in Warrington and also supporting and caring for its existing residents and listening to them.

A final note – even as we write this many residents are still complaining about the lack of information that is being circulated about this proposal. Many are hearing about these plans, and the opportunity to oppose them, through word of mouth. Clearly this is not right nor acceptable. The council should investigate this worrying issue as a matter of urgency and inform us all about its findings on why this has happened and what it has done to resolve this.

Thank you

Mrs Wendy Johnson-Taylor and Mr Adrian Johnson-Taylor of 19 Mill Close, Houghton Green, Warrington, WA2 0ST

From: [REDACTED]
To: [devcontrol](#)
Subject: peel hall park
Date: 25 August 2016 17:53:15

Hi

I would like to register my concern about the development at Peel Hall Park. As a local resident I would object to the plans for such a development this is the last of our green space which would be ruined by such a vast development.

Claire Ellison

[Sent from Yahoo Mail on Android](#)

From: [REDACTED]
To: [devcontrol](#)
Subject: Peel Hall Planning Application 2016/28492
Date: 25 August 2016 15:05:18

I am writing to register my objection to the above planning application. Apart from destroying one of the last green spaces in the area I feel that a development of this size will have a detrimental effect on the present residents of the locality.

Jean Newns
Cinnamon Brow Resident

Get [Outlook for iOS](#)

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: [devcontrol](mailto:devcontrol@warrington.gov.uk)
Subject: Comment on Planning Application 2016/28492
Date: 25 August 2016 18:20:59

Application Number 2016/28492

Name: Mrs Angela Johnson

Address: 82 Dundee Close, Winwick, Warrington, WA2 0UL

UPRN: 100010277907

Telep [REDACTED]

Email [REDACTED]

Comments: I am completely against the development of the satnam (peel hall). I have lived on this area for 32 years and have seen it go from farm fields with very little traffic to what it is today. A built up fast paced rush of traffic with little or no green areas to use. The peel hall park area is used by me and my family with our dog on a daily basis. we enjoyed what wildlife was there, this is being depleted rapidly without any just cause other than money making!. The traffic is manic in rush hour which starts at 7.45 with people either going towards the motorway at winwick like myself, or hitting crab lane/enfield park road gridlock like my husband does, as many people now cut through winwick to get to the m62, and visa versa for the M6. we don't need more storage facilities many are empty in this side of warrington, we don't need more un-affordable houses, people have to have a job to afford them, and banks are not easily ready to lend in our state. Pollution is not amazing now, why make it worse, by agreeing to allow satnam to go ahead is taking away so many peoples right to enjoy clean air and valued space and causing un-necessary stress to many householders and people. These people (satnam) wont want to live in the environment that they are trying to create, they will live in a nicer area with no traffic disruption, green fields, no pollution and somewhere to spend quality time with loved ones, with a health bank balance, what will we be left with, COMPLETE CHAOS AND DEVISTATION.

Form Reference Number: 223139

25.08.16 18:20:53

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: devcontrol
Subject: Comment on Planning Application 2016/28492
Date: 25 August 2016 16:38:24

Application Number 2016/28492

Name: Mr Gerard Connor

Address: 45 St Andrews Close, Poulton-with-fearnhead, Warrington, WA2 0EH

UPRN: 100010314230

Telephone:

Email: [REDACTED]

Comments: I oppose this development on the following grounds: 1. The last natural wildlife habitat of North-East Warrington will be lost forever which is currently home to stoats and weasels as well as rare butterflies and other important flora and fauna. The area currently acts as a lung for an area contained between 2 major motorways (M6 and M62). The current fishing ponds will be lost. 2 A proposal of 1200 additional homes will add between 1200 and 2400 additional vehicles to already congested roads at peak times which are currently often gridlocked should there be an accident/closure of M6,M62, M56 or the Rucorn/Widnes Bridge, with motorway traffic attempting to circumvent the problem by coming through town. 3.The core strategy has identified far more suitable brown field sites for housing across the town for development. Indeed the Peel Hall site has been placed at the very bottom of the list. 4.The proposed scale of building would put severe pressure on the existing fragile infrastructure, especially roads.The area is prone to the threat of flooding. Building on such a scale would raise the risk through raising the water table. 5. Many of the existing spaces (e.g, Radley Common, the field at Ballater Avenue) are used by local residents for recreational activities such as dog walking, rambling, kite flying, organised and impromptu games/activities such as football/rugby/ fishing. All these would be lost forever. Indeed there is surely a case for designating the field at Ballater Avenue as a village green for Houghton Green residents, thus giving it protected status. 6 The scale of the proposed development would effectively create one massive housing estate stretching from the Omega development through/Callands/Longford/Orford/Padgate/Cinnamon Brow/Houghton Green/Locking Stumps to Birchwood.

Form Reference Number: 222894

25.08.16 16:38:18

From: [REDACTED]
To: [devcontrol](#)
Subject: Re app no 2016/28492
Date: 25 August 2016 10:27:44

Good morning

I am writhing in objection to the planning application above. I feel that this huge development is inappropriate and certainly not needed. The area is at the minute a good mix of residential premises and green area which is used by all local residents. The road area is of a size to enable the residential area to be serviced. More traffic could not be sustainable. The green area is home to much wildlife abs contains many trees which are vital to it. This planning company have tried numerous times in the past and gave failed however yet again that persist in trying to destroy the local area balance.

I urge you to look at all the previous failed attempts and look at the feeling of the majority of local residents.

Regards
Mr Lee Harrison

Sent from my iPhone

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: [devcontrol](mailto:devcontrol@warrington.gov.uk)
Subject: Comment on Planning Application 2016/28492
Date: 25 August 2016 23:07:34

Application Number 2016/28492

Name: Mr Stephen McManus

Address: 16 Austen Drive, Winwick, Warrington, WA2 8XE

UPRN: 200000974150

Telep [REDACTED]

Email [REDACTED]

Comments: As a Winwick resident I oppose this application as it will change the face of the area irrevocably, destroying one of the last natural green spaces in the area. The knock on effect will be considerable for the surrounding areas with the infrastructure needed and the means of access to the site causing significant issues for residents. There are surely more suitable sites within the Warrington district that already have the infrastructure required for such a development, the former Burtonwood Airbase land for example.

Form Reference Number: 223708

25.08.16 23:07:27

From: [REDACTED]
To: [devcontrol](#)
Cc: warringtonnorth.clp@gmail.com; [Broomhead, Steven](#)
Subject: 2016/28492
Date: 27 August 2016 17:36:54

Dear Sirs

I wish to lodge my objection to the proposed Peel Hall development as planned by Satnam.

I believe that the development would be detrimental to the area including wild life.

Yours faithfully

Marilyn Harrington
Montrose Close
Warrington
WA2 0SN

Sent from my iPad

From: [REDACTED]
To: [devcontrol](#)
Subject: Objections to the plan"s for Peel Hall
Date: 27 August 2016 18:23:58

I wish you to note my objection to the proposal for Peel Hall. This size of project is inappropriate for the area given the example set already by Chapel Ford, which has impacted on schools, the local hospital and transport etc. These are not just new housing estates they are like small towns. ... with all the demands and problems that go with them. The residential institution sounds interesting too. Who would this be housing? At a time when the towns infra structure is hardly coping with residents demands this proposal seems to me to be highly questionable.

J Walker

Sent from Samsung Mobile

From: 
To: [devcontrol](#)
Subject: Peel hall
Date: 28 August 2016 09:58:47

Please do not allow the satnam development of our only true green space left.
I played on their as a child and when I had children they also played in the area.
Now I gave grandchildren they will one day need sauce a lovely place to explore and grow there minds and imagination.

As a resident of Dundee close and the cinnamon brow area for over 30 years.prior to that a resident I'd orford I feel it would be a terrible mistake to allow the satnam application.
The local infrastructure could not possibly cope, the area would be scared for ever.
The excess traffic both during construction and the final development would be a nightmare for where I presently live

Please do not allow this application top go ahead on peel hall.
Mr s Forsyth
80 Dundee close
Cinnamon brow
Warrington
Wa20ul

Sent from my iPad

From: [REDACTED]
To: [devcontrol](#)
Subject: Peel Hall Planning Application
Date: 28 August 2016 10:04:05

Dear Sirs,

Re: Peel Hall Planning Application

I am writing to object to the above planning application. It seems that every couple of years Satnam Millennium Ltd., rear their ugly heads and try to get approval for this development. I wonder how Satnam obtained the land in the first place? and who sold it to them. This is clearly a money making attempt, giving no thought or consideration to how the people who live here feel; they know already as they have heard it all before many times.

This park is the only green land around here of any size and it is precious to the families who live here. What right has Satnam to destroy our area by building more homes, shops, school, sports pitches etc. without considering how the people who live here feel.

Please do not allow this development to begin. I have lived and worked in Warrington since 1965 and I have lived in the Fearnhead/Cinnamon Brow area for over 20 years.

Yours faithfully,

from Marion Mayor (Mrs.)

From: [REDACTED]
To: [devcontrol](#)
Subject: Peel Hall Planning Application
Date: 28 August 2016 10:26:23

We are emailing to object to the proposed development of Peel Hall. Not only would the development destroy a major natural green space and it's vibrant wildlife but would place an intolerable strain on the already over burdened infrastructure.

Vic Hewitt and Jean Hewitt
55 Solway Close
Warrington
Wa2 0UP

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: devcontrol
Subject: Comment on Planning Application 2016/28492
Date: 28 August 2016 11:45:38

Application Number 2016/28492

Name: Mr Richard Milkins

Address: 42 Mill Lane, Winwick, Warrington, WA2 0SU

UPRN: 100010299883

Telephone:

Email: [REDACTED]

Comments: I object to this developments for the following reasons: ACCESS TO NATURE - This is the last open green space in the area and the loss of this will have grave consequences for the local population. In an increasingly urban society there is a recognition that we are becoming more isolated and more remote from the natural environment. As a consequence individuals are suffering from increased mental health problems and obesity problems. There is an increasing body of evidence that shows that spending time outdoors and enjoying open spaces is good for us. Studies are showing that having access to green spaces has a positive effect on our psychological wellbeing and improves our recovery from stress. A recent study by the government (<https://www.gov.uk/government/statistics/monitor-of-engagement-with-the-natural-environment-pilot-study-visits-to-the-natural-environment-by-children>) highlights the real concerns over the increasing number of children not engaging with nature; and the real issues this brings to individuals, families and society. The loss of the last remaining open space in the area will as the report highlights leave a negative legacy. The RSPB believe that all children should have the opportunity and access to nature. TRAFFIC ISSUES- The vast amount of extra traffic will create real safety issues around the area for children and families. The applicant has not shown sufficient access points for the development. Added to this the issues around the M62 where regular traffic problems cause thousands of motorists to leave the M62 and come through North Warrington, causing traffic chaos even before this development. Will completely change the character of Houghton Green that has around 40 houses in the area and overnight will change to 1240 houses; destroying a semi rural community

Form Reference Number: 226831

28.08.16 11:45:30

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: [devcontrol](mailto:devcontrol@warrington.gov.uk)
Subject: Comment on Planning Application 2016/28492
Date: 28 August 2016 11:55:23

Application Number 2016/28492

Name: Mr Geoff Taylor

Address: 4 Ashbrook Crescent, Orford, Warrington, WA2 8DZ

UPRN: 100010262861

Telephone:

Email: [REDACTED]

Comments: I object to this proposal because of traffic concerns. Traffic problems and safety to pedestrians in the area is a real concern currently and with the extra traffic this development will bring, north Warrington will become a traffic jam. More needs to be done in the around the poor parts of the development to encourage children and families to access nature and open spaces and this development firmly shuts the doors on that objective, closing opportunities to generations

Form Reference Number: 226855

28.08.16 11:55:20

From: [REDACTED]
To: devcontrol
Cc: jonesh@parliament.uk
Subject: Peel Hall 2016/28492
Date: 28 August 2016 12:46:51

To whom it may concern,

We are totally opposed to the above scheme proposals for the following reasons

- Roads via Winwick and Cinnamon Brow are already dangerous and congested at peak times as the M62 to Birchwood is busy and the locality is used as a rat run.
- Local Services are already stretched i.e Doctors/Chemist etc.
- There is little green space left, which will be taken away by this proposal
- House prices will certainly suffer.
- Local Pubs have their own problems currently which will be made worse with more such establishments.

We believe that this scheme is totally unworkable and bigger than any proposed by Satnam in the past. Why when others have been refused is this being considered, this is ludicrous. Local Roads are not constructed for the type of traffic using these roads now. Delph Lane is used by numerous HGV's heading for Birchwood.

Mill Lane attracts HGV's bound for Mill Lane Winwick Quay as Satnavs send them.

If the council don't have the last word, then the government need to listen to the wishes of the public and the residents who have to live with this situation.

Regards

GW and S Seddon.

From: [REDACTED]
To: devcontrol
Cc: WarringtonNorth.CLP@gmail.com; Broomhead.Steven
Subject: Proposed Plans to Re-develop Peel Hall
Date: 28 August 2016 14:46:09

Warrington Councils Planning Department.

To whom it may concern

We live on Newhaven Road and this huge development will effect us immensely.

1 Why do we need a new school, there is enough schools in the local area that provides that needs of the local children.

2 When Fornton leisure facility was demolished the facilities that then replaced it were as follows:

- a) Supermarket
- b) Public House eating establishment that also caters for children
- c) Fast food establishments
- d) Betting establishment
- e) Charity shop

If the proposed plans are agreed to do you not think that jobs will be effected at the already established outlets.

There is no green land left except this one in the north of Warrington, why do we need this huge development. We understand that this Satnam have had this land for 10 years or more, if in the past the local council has refused planning permission why should the council agree now to something so huge a development.

On checking out the plans online it is very vague as too what is being constructed and where, it only shows plot A to C not what will be constructed on these plots.

As you know Warrington is a short cut for many motorist especially if there is problems on the M62 and M6. Do you not think that the extra volume of traffic will effect the north of warrington even more.

We strongly support all efforts to fight these plans for the Peel Hall development.

We expect a detailed response to this email and also why do the council think this would beneficial to Warrington North.

Yours

Margaret Hitchman
Peter Martin
127 Newhaven Road
WA2 0NS

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: [devcontrol](mailto:devcontrol@warrington.gov.uk)
Subject: Comment on Planning Application 2016/28492
Date: 28 August 2016 20:12:25

Application Number 2016/28492

Name: Mrs Alexandra Demers

Address: 89 Cinnamon Lane, Poulton-with-fearnhead, Warrington, WA2 0AQ

UPRN: 100010272717

Telephone:

Email: [REDACTED]

Comments: This proposed development is ridiculous. The level of congestion on the roads around Enfield Park Road, Delph Lane etc is already unbearable - the proposed access roads on this development will be of no help at all particularly around Delph Lane where the road is narrow and cannot be widened due to the established properties there. This development would destroy the only real green space left - just look at the planning pictures! The open fields and green land would be destroyed and become nothing but houses upon houses, packed together, exacerbating the traffic problems in the area and creating god knows how much more pollution. Stop thinking about the money you will make and take some consideration for the hundreds - no, thousands - of existing residents who will be negatively affected by this greedy and unnecessary development. I truly hope it will not go ahead.

Form Reference Number: 227274

28.08.16 20:12:18

From: [REDACTED]
To: [devcontrol](#)
Cc: [Warrington North Labour Party; Broomhead, Steven](#)
Subject: Fwd: 2016/28492 Peel Hall Warrington
Date: 28 August 2016 22:50:21
Attachments: [Peel Hall objection.doc](#)
[ATT00001.htm](#)

Sent from my iPhone

Begin forwarded message:

From: "carol.halligan" [REDACTED]
Date: 28 August 2016 at 22:50:00 BST
To: [REDACTED]

Sent from Samsung tablet

Development Control
New Town House
Buttermarket Street
Warrington
WA1 1XL

Planning Application 2016/28492 PEEL HALL WARRINGTON

Dear Sir

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

The applicant cannot demonstrate that the proposed access arrangements serving the development are deliverable or sustainable.

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 year lease for the fields to continue in their present use.

Insufficient access points for the proposed volume of traffic.
Insufficient safe pedestrian access.
Vehicle and pedestrian safety compromised to suit development.

Traffic from 1200 new dwellings gives an extra 712 cars a.m. And 776 cars p.m. 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.

No increase in number of sports pitches to accommodate 576 extra school children. Insufficient sports pitches/open space for all areas affected by the development.
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.

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

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

This application should be refused.

Yours faithfully
Carol Halligan

68 Coldstream Close, Cinnamon Brow, Warrington WA20LL

From: [REDACTED]
To: devcontrol
Cc: jonesh@parliament.uk
Subject: Peel Hall Satnam Planning Application
Date: 29 August 2016 10:31:43

We strongly object to the proposed development by Satnam of Peel Hall for many reasons. Amongst which is the destruction of the areas last green space which local residents enjoy, the destruction of wildlife.

The application is MASSIVE in its scope and will change the face of the area irrevocably.

Michael Davies

Joy Davies

7, Welsby Close
Cinnamon Brow
Warrington
WA20DW

From: [REDACTED]
To: [devcontrol: jonesh@parliament.uk](mailto:devcontrol:jonesh@parliament.uk)
Date: 29 August 2016 11:36:38

Dear sir/madam

I am writing to object to the recent proposal to build in peel hall park by satnam. Me and my family strongly object to the development in this area. It will have a huge impact on residents already living in the area with noise and road congestion not forgetting spoiling the areas green land for a money making project. There are other areas of warrington that could be used for such development and building in the area that can be renivated for such purposes of new housing. Bringing this to our area will spoil what bit of countryside we have to enjoy with our children and in the future our children's children. Enjoying walks in this area would be none existent if the proposed plans where to go ahead. This is a place people can enjoy if they do not drive like myself but enjoy the peace the woods and the Green bring. Not only that the spoiling of the green for the nature and animals that live around these parts. So please put us forward as objecting for this desastourous preposal.

Thank you

Ann Batley

Get [Outlook for Android](#)

From: [REDACTED]
To: [devcontrol](#)
Subject: Application 2016/28492 Objection
Date: 29 August 2016 11:43:04

Dear Development Control

We strongly disapprove of any future development on land at Peel Hall as this is the only green area around Houghton Green village.

Using Mill Lane as an access route for 120 houses is unthinkable. An extra 250 or maybe more vehicles up and down Mill Lane will mean that we will have trouble getting out of our drives not to mention getting out of Mill Lane junction. This junction is dangerous enough with traffic coming from Winwick passing at approximately 60mph. Yes there is a 30mph sign but it is almost on the junction, nowhere near enough warning to slow down traffic travelling from Winwick. The traffic coming from Cinnamon Brow use it as a race track as the speed limit ends at the junction.

We constantly have articulated lorries being sent through the village by their sat navs when they want Mill Lane at Winwick Quay. Most of the drivers are foreign and know little English. As they cannot turn around in Mill Lane the residents have to help reverse them out on to the main road and point them in the right direction. During the build up to Christmas it is horrendous and they are even coming at 4am. How on earth can planners think of increasing traffic flow down this village lane?

Yours faithfully

Pat and Frank Shoebridge

53 Mill Lane

Houghton Green

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: [devcontrol](mailto:devcontrol@warrington.gov.uk)
Subject: Comment on Planning Application 2016/28492
Date: 29 August 2016 14:21:50

Application Number 2016/28492

Name: Mr Stephen Carr

Address: 17 Elm Road, Winwick, Warrington, WA2 9TW

UPRN: 100010279142

Telephone: [REDACTED]

Email: [REDACTED]

Comments: Dear Sir/Madam, I strongly object to this planning application on the following grounds:- 1) The view from my property will be greatly impaired, when I bought my property on Elm Road one of the biggest selling points was the open aspect at the rear and the lack of being overlooked, who is going to compensate me for the loss of this? 2) Access to the Elm Road/Birch Road end of the development is not clear, Elm Road and Birch Ave are narrow residential roads that cannot cope with the additional traffic or parking. 3) The proposed employment area will inevitably result in the estate being used as a car park and a cut through for pedestrians, our children have grown up on an estate free of traffic and with very few strangers using the estate. Their safety is being put at risk by this development. Finally a far better use of this land would be to make it a true recreational facility for the residents of this part of Warrington, what we sorely lack is accessible park land that can be shared by walkers, cyclists and children alike. Taking away this land and building houses just increases the local population and stretches the facilities and resources we already have. Yours Sincerely Stephen J Carr

Form Reference Number: 228030

29.08.16 14:21:41

From: [REDACTED]
To: [devcontrol](mailto:devcontrol@warrington.gov.uk)
Subject: RE: Planning Application 2016/28492
Date: 29 August 2016 09:57:35

Thanks very much, I can access them now.

From: devcontrol [mailto:devcontrol@warrington.gov.uk]
Sent: 24 August 2016 9:52 AM
To: [REDACTED]
Subject: FW: Planning Application 2016/28492

Hi Michael,

Please note that all the documents are accessible as per the advice of the IT team. There may have been an issue at the time you were looking at the plans i.e. a busy period

The maps will be restored when the new mapping system comes in which is a few weeks away.

Kind Regards
Sally Hewitt
Development Management Technician

Telephone: 01925 44 28 19
Email: shewitt@warrington.gov.uk
Web site: www.warrington.gov.uk

Warrington Borough Council
Third Floor, New Town House
Buttermarket Street
Warrington
WA1 2NH

[Warrington Building Control Website](http://www.warrington.gov.uk)



From: devcontrol
Sent: 24 August 2016 08:59
To: Pendlebury, Jonny
Subject: FW: Planning Application 2016/28492

Importance: High

Hi Johnny

Please can you check the documents online for 2016/28492... it's a very sensitive applications therefore we need to ensure all document can open.

Kind Regards
Sally Hewitt

From: Contact
Sent: 23 August 2016 15:28
To: devcontrol
Subject: FW: Planning Application 2016/28492

Good afternoon,

The email below has been received by Contact Warrington.

I would be grateful if you could reply or forward to the relevant person in your section for a response.

A large volume of emails covering a variety of different enquiries are received daily by the online team. We endeavour to send this to the right individual/team first time. In the interest of the customer, if you are not the correct person receiving this email, can you please forward to the relevant person to ensure a speedy response.

If you need to notify us of any changes to your teams, structures or duties please let us know as soon as possible by contacting online@warrington.gov.uk

Kind regards,

Contact Warrington

Access council services at a time and place convenient to you, 24/7: Online.
Mobile.

warrington.gov.uk | [@warringtonbc](https://twitter.com/warringtonbc) | [facebook/warringtonbc](https://facebook.com/warringtonbc)

From: Mike O'Leary [REDACTED]
Sent: 21 August 2016 13:34
To: Contact
Subject: Planning Application 2016/28492

Sir,

I have attempted to study the above planning application online at www.warrington.gov.uk by clicking on the View planning documents link. However, many of the documents listed seem to be unavailable and error messages are displayed. This is not acceptable. Also, I note that 'Maps are currently unavailable' as you put it. When will they be available?

I await your speedy response to these concerns.

Regards,

Mike O'Leary

=====

Michael O'Leary
3 St. Bridgets Close
Fearnhead
Warrington
WA2 0EW



=====

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Mr.W.J. Lester,
"Thorma",
Nook Lane,
Fearnhead,
Warrington.
WA2 0RT
19th August, 2016.

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

Dear Sirs,

I SAY NO TO PEEL HALL DEVELOPMENTS.

As everyone is aware in 1970 Warrington New Town commenced to destroy thousands of acres of agricultural land and also destroyed the village life in villages in and around Warrington. They rode roughshod over town and local authorities in their endeavour to profit by the construction of housing and industrial units. Anyone refusing to co-operate with them was compulsory purchased.

Now that the local councils have regained control I trust they will listen to the communities surrounding Peel Hall Estate and refuse any further development on the small amount of land that has not been destroyed by the Warrington New Town. Our green spaces that have not been destroyed are now more precious than ever and Development Companies such as Satnam who persist in submitting major outline planning applications even after being informed on many occasions that the former farm land in Houghton Green is not available for any future development.

In my opinion Warrington has been developed enough over the past four decades and it is time to put a full stop on any further destruction.

Yours faithfully,



W.J. Lester.

From: [REDACTED]
To: [devcontrol](#)
Subject: Fw: PLANNING APPLICATION 2016/28492 - PEEEL HALL
Date: 27 August 2016 14:33:09

27th August 2016

Development Control
New Town House
Buttermarket Street
Warrington
WA1 1XL

Dear Sirs,

Please find attached two letters of objection to the proposed planning application by Satnam Developments in connection to proposed building on PEEL HALL. Warrington.
1 x letter signed by Mr P J Heelam of Gairloch Close, Cinnamon Brow, Warrington WA2 OSG
1 x letter signed by Mrs S Heelam of Gairloch Close, Cinnamon Brow, Warrington, WA2 OSG

We trust these will be put forward to the planning meeting along with any other objection letters.

Yours faithfully,

S Heelam.

Development Control
New Town House
Buttermarket Street
Warrington WA1 1XL

26th August 2016

PLANNING APPLICATION 2016/28492 - PEEL HALL WARRINGTON

Dear Sir,

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

- The applicant cannot demonstrate that the proposed access arrangements serving the development are deliverable or sustainable.
- 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.
- Insufficient access points for the proposed volume of traffic.
- Insufficient safe pedestrian access.
- Vehicle and pedestrian safety compromised to suit development.
- 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.
- No increase in number of sports pitches to accommodate 576 extra children. Insufficient sports pitches/open space for all areas affected by the development.
- 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.

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.

Yours faithfully

[Redacted Signature] (P.J. HEELAM)

Address: 53 GAIRLOCH CLOSE, CINNAMON BROW,
WARRINGTON, CHESHIRE. WA2 0SG.

Development Control
New Town House
Buttermarket Street
Warrington WA1 1XL

26th August 2016

PLANNING APPLICATION 2016/28492 - PEEL HALL WARRINGTON

Dear Sir,

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

- The applicant cannot demonstrate that the proposed access arrangements serving the development are deliverable or sustainable.
- 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.
- Insufficient access points for the proposed volume of traffic.
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- Vehicle and pedestrian safety compromised to suit development.
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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.

Yours faithfully

 (S. HEELAN)

Address: 53 GARLOCH CL. CINNAMON BROW,
WARRINGTON. WA2 0SG

From: [REDACTED]
To: [devcontrol](#)
Cc: WarringtonNorth.CLP@gmail.com; [Broomhead, Steven](#)
Subject: Peel Hall
Date: 29 August 2016 16:38:31

Dear Sir or Madam.

I wish to add my name to those objecting to the proposed development numbered [2016/28492](#) on the grounds that the development will remove another major tract of open land from an area already heavily developed. The town needs spaces where people can enjoy the open air free from traffic and noise. Also the area is already heavily congested with traffic at peak times and further traffic will make the situation intolerable.
Yours Faithfully

Graeme Bridge
5 Beresford St
Warrington
WA1 3SA
Sent from my iPad

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: [devcontrol](mailto:devcontrol@warrington.gov.uk)
Subject: Comment on Planning Application 2016/28492
Date: 29 August 2016 17:09:15

Application Number 2016/28492

Name: Mrs Rosemary Fortune

Address: 92 Dundee Close, Winwick, Warrington, WA2 0UL

UPRN: 100010277917

Telephone:

Email: [REDACTED]

Comments: We are strongly opposed to the planning application there are many sufficient brown land sites available in Warrington to build on for low cost housing and accomadation. There is no recreation ground in houghton green at all apart from the field between mill lane and ballater drive. This is the last green area in the north of Warrington and is a wildlife site. An area that should not be built on. Regards the road that is planned to cut through the recreation ground. This Will increase the volume of traffic along Delphi lane adding to congestion and will serve as a rat run from poplars to avoid winwick road. Additional min 1200 cars would be mayhem. If we loose the recreation ground our children have no field they can safely get to. There is no safe foot path to winwick own recreation ground and poplars is too far away from this residential area. Not happy and strongly opposed.

Form Reference Number: 228148

29.08.16 17:09:07

From: [REDACTED]
To: [devcontrol](#)
Cc: [warrington_north_clp](#)
Subject: Peel Hall Development Plan
Date: 29 August 2016 18:05:50

Having read the details of Satnam Millenium Ltd's latest attack on Peel Hall we object most strongly to this development taking place. Their previous application was for 1,500 houses plus industrial units. This latest application is not for a housing development but, in effect, a small town.

For 1,200 homes you can estimate a minimum 1,800 extra cars.

A school will probably cater for additional pupils outside the development involving more cars.

Restaurants, cafes, drinking establishments, hot food takeaways and a centre including a food store will, again, involve increased traffic.

A residential care home requires staff, medical staff calling and visitors - a further increase in traffic movement.

Industrial units will add further traffic in the form of cars, light industrial vehicles and HGV's.

A large development such as this will, also, most likely see an increase in crime - which we can do without.

At the meeting in St. Bridget's on the previous application Satnam's representative stated that Warrington Council had stated that they needed this extra housing. Are there really 1,200

families/individuals in Warrington needing accommodation? Our feeling is that a large percentage of any such extra housing would be taken up by Liverpool/Manchester overspill

The last, and very important, problem caused by such a development is - where are the roads to cater for all this increase in traffic? Certainly the existing roads are nowhere near suitable to carry all the extra volume involved and the extra noise will become a nuisance.

The above problems are not an excuse for the proverbial NIMBY protest. They are troubles which will, inevitably, arise and we object most strongly to this development being approved.

ALLEN and JEAN RIX, 67 WELSBY CLOSE, FEARNHEAD, WARRINGTON WA2 0BJ

From: [REDACTED] devcontrol@warrington.gov.uk
To: devcontrol
Subject: Comment on Planning Application 2016/28492
Date: 29 August 2016 21:02:51

Application Number 2016/28492

Name: Mrs Jan Kenwright

Address: 37 Shetland Close, Winwick, Warrington, WA2 0UW

UPRN: 100010312864

Telephone: [REDACTED]

Email: [REDACTED]

Comments: Extremely disappointed to discover that Satnam are trying to gain planning application yet again to Peel hall park when this is the only area of green space left in this area. There are already playing fields which are used regularly so why plan to destroy these and then develop more? The knock on effect of this project would be chaos for the surrounding area. The volume of traffic up and down Delph Lane is already far greater than the Lane can cope with. HGVs cannot access this very narrow road and if any do, nothing can get through and the traffic backs up in both directions. Extra houses, pubs, schools, are not needed in this already heavy populated area. Totally opposed to this proposal.

Form Reference Number: 228261

29.08.16 21:02:46

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: [devcontrol](mailto:devcontrol@warrington.gov.uk)
Subject: Comment on Planning Application 2016/28492
Date: 29 August 2016 21:12:50

Application Number 2016/28492

Name: Mr Jan Kenwright

Address: 37 Shetland Close, Winwick, Warrington, WA2 0UW

UPRN: 100010312864

Telephone: [REDACTED]

Email: [REDACTED]

Comments: Totally opposed to this application. Far too busy and congested traffic area now!! Unnecessary plans for development in an already populated area. Open space used by cyclists, walkers, bird watchers, playing fields for matches and recreation. None of these should be taken away. Plans have been thrown out previously so hopefully they will be again.

Form Reference Number: 228266

29.08.16 21:12:47

From: [REDACTED]
To: devcontrol
Cc: jonesh@parliament.uk
Subject: Planning Application 2016/28492 (Peel Hall)
Date: 29 August 2016 23:21:48

I am writing to state my objection to the above planning application.

The plans submitted are wholly inadequate and take no consideration of the area, the existing residents or the current issues surrounding daily traffic levels.

This is the last green space in North Warrington and is somewhere we specifically purchased a house by with a view to raising our children and affording them the benefit of woodland walks and the ability to escape urban life.

This development will completely destroy the woodlands and take away our very last piece of natural greenery not to mention the countless wildlife species that have been recorded here.

The traffic generated from a potential 1200 homes is unimaginable and quite frankly offensive. Given the majority of these would likely be driving to/from work, this would channel a huge number of cars through Haughton Green/Winwick towards the M62 J9 or M6 J22 via Delph Lane which cannot even accommodate 2 transit vans passing each other.

The other route would be towards Manchester M62 J11 Birchwood or M6 J21A Woolston, again channelling a huge number of cars through what are pedestrian access roads which also feed out local schools.

In summary this plan is extremely ill conceived and borne out of greed and not the well being of the residents, wildlife and environment. I would respectfully ask that you consider the above points and reject this application from SatNam once and for all.

Kind Regards
Jon Parr

St Bridgets Close
Fearnhead
(Very close to Peel Hall Park)

From: [REDACTED]
To: [devcontrol](#)
Cc: [Warrington North Labour Party; Broomhead, Steven](#)
Subject: 2016/28492 Peel Hall Warrington
Date: 30 August 2016 07:30:05
Attachments: [Peel Hall objection2.doc](#)

[Sent from Yahoo Mail for iPhone](#)

Development Control
New Town House
Buttermarket Street
Warrington
WA1 1XL

Planning Application 2016/28492 PEEL HALL WARRINGTON

Dear Sir

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

The applicant cannot demonstrate that the proposed access arrangements serving the development are deliverable or sustainable.

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 year lease for the fields to continue in their present use.

Insufficient access points for the proposed volume of traffic.

Insufficient safe pedestrian access.

Vehicle and pedestrian safety compromised to suit development.

Traffic from 1200 new dwellings gives an extra 712 cars a.m. And 776 cars p.m. 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.

No increase in number of sports pitches to accommodate 576 extra school children. Insufficient sports pitches/open space for all areas affected by the development.

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.

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

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

This application should be refused.

Yours faithfully
Robert Halligan

68 Coldstream Close, Cinnamon Brow, Warrington WA20LL

From: [REDACTED]
To: [devcontrol](#)
Subject: Planning Application 2106/28492
Date: 30 August 2016 07:30:19

462 Poplars Ave
Orford
Warrington
Cheshire
WA2 9UJ
28/08/2016

Mr Michael Davies

With reference to planning application 28492, I wish to register my objections for opposing this development plan.

Access. Due to the size of this development I do not wish to have all the extra traffic and noise that this would cause, Poplars Ave already has to cope with a large volume of vehicles as it is for this area. As it is when you come off the M62 the nearest junction I and the rest of residents for Cotswold Rd and Poplars Ave and the surrounding area can use to get home is the Sandy Lane (Aldi) junction, this road is already saturated with normal level of traffic never mind the increase in the rush hour. This particular stretch of Poplars Ave that Satnam have highlighted for the entry/exit of this development is also very prone to road accidents, the last one caused 7 cars to be written off. Just in the 18 houses that are located in this section of road that I live has a total of 30 cars alone.

Land. I have lived in my home since 1965, the land in question has mostly been used as arable land until it was left to become so overgrown and unkempt. This area should now remain as such because it is now an area that has a wide selection of wild life, e.g. foxes, weasels, frogs and kestrels to name just a few and should now come under the protection of the green belt banner. I myself have newts in my garden and that alone means that they will also populate the fields. I know we need housing in Warrington but surely the council should be making better use of brown sites, e.g. the old Fiat factory would have made a perfect site for housing instead of yet another peripheral retail park which again only goes to increase the volume of traffic.

Demolishment. According to the plans the house adjacent to mine would need to be demolished to make way for the access road. I am sure this would cause major structural damage to my property. The worry of this alone is very stressful to me as I have already been contacted many times by Rostons and after explaining in writing that I do not wish to take up their proposal I have then been subjected to phone calls from Rostons harassing me as to why I don't wish to proceed.

regards

Miss Sheila Birchall

From: [REDACTED]
To: devcontrol
Cc: warringtonnorth.clp@gmail.com; [Broomhead, Steven](#)
Subject: Peel Hall
Date: 30 August 2016 07:30:31

Dear sirs

Peel Hall plays an important part in the community, the development of this area will have a detrimental effect on this community. Birchwood Park was built giving little thought to residents and the infrastructure surrounding it. I leave for work at 7.30 every morning, it takes me over half an hour to get out of Warrington, which is roughly seven miles, before Birchwood Park was built it was a very easy journey. Now you are proposing to further congest the area with this other development at Peel Hall. People have just about had enough. It will completely ruin the area, bring down the price of property and increase traffic. In addition to this there is the proposal to build shops, pubs and take-aways. We do not need any more of these! We have adequate shopping in the area, think of the local businesses and the damage this proposal will do to them, many of them are struggling already. I will do everything in my power and back every opposition to this development, listen to the people for a change and put a stop to this now. Please!

D Brown
Cinnamon Brow

Sent from my iPad

From: [REDACTED]
To: [devcontrol](#)
Subject: Peel Hall
Date: 30 August 2016 07:30:45

One lovely evening last month we were sat outside the Plough Inn having a meal and a drink. With us was a friend who was over from New York. She commented how lucky we were to live in such a beautiful part of the world. We came to live in Shetland Close more than thirty years ago. We thought that it was on the edge of the green belt and could not see how it could not remain so. I was under the understanding that Warrington has managed to build on brown field sites and did not need to spoil one of our last places of natural beauty in this area. If planning permission goes through it will damage the whole environment. The roads will not be able to cope with the extra traffic. Schools will struggle, the whole infrastructure will be adversely affected. It is time the thoughts and feelings of the Warrington public were considered rather than the big businesses who have no interest in the area but only interested in making money. Norman Wainwright 16 Shetland Close, Cinnamon Brow WA2 0UW

From: [REDACTED]
To: devcontrol
Cc: jonesh@parliament.uk
Subject: PLANNING APPLICATION 2016/28492 - PEEEL HALL
Date: 30 August 2016 07:31:24

27th August 2016

Development Control
New Town House
Buttermarket Street
Warrington
WA1 1XL

Dear Sirs,

Please find attached two letters of objection to the proposed planning application by Satnam Developments in connection to proposed building on PEEL HALL. Warrington.
1 x letter signed by Mr P J Heelam of Gairloch Close, Cinnamon Brow, Warrington WA2 OSG
1 x letter signed by Mrs S Heelam of Gairloch Close, Cinnamon Brow, Warrington, WA2 OSG

We trust these will be put forward to the planning meeting along with any other objection letters.

Yours faithfully,

S Heelam.

Development Control
New Town House
Buttermarket Street
Warrington WA1 1XL

26th August 2016

PLANNING APPLICATION 2016/28492 - PEEL HALL WARRINGTON

Dear Sir,

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

- The applicant cannot demonstrate that the proposed access arrangements serving the development are deliverable or sustainable.
- 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.
- Insufficient access points for the proposed volume of traffic.
- Insufficient safe pedestrian access.
- Vehicle and pedestrian safety compromised to suit development.
- 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.
- No increase in number of sports pitches to accommodate 576 extra children. Insufficient sports pitches/open space for all areas affected by the development.
- 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

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.

Yours faithfully

[Redacted Signature]

(P. J. HEELAM)

Address: 53 GAIRLOCH CLOSE, CINNAMON BROW,
WARRINGTON, CHESHIRE. WA2 0SG.

Development Control
New Town House
Buttermarket Street
Warrington WA1 1XL

26th August 2016

PLANNING APPLICATION 2016/28492 - PEEL HALL WARRINGTON

Dear Sir,

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

- The applicant cannot demonstrate that the proposed access arrangements serving the development are deliverable or sustainable.
- 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.
- Insufficient access points for the proposed volume of traffic.
- Insufficient safe pedestrian access.
- Vehicle and pedestrian safety compromised to suit development.
- 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.
- No increase in number of sports pitches to accommodate 576 extra children. Insufficient sports pitches/open space for all areas affected by the development.
- Unacceptable proposed phasing for school build to accommodate 576 extra school children in an area already oversubscribed.

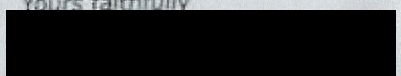
This outline planning application should be refused, the applicant cannot demonstrate that the proposed development is sustainable as a whole or compliant with NPPF.

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.

Yours faithfully

 (S. HEELAN)

Address: 53 GARLOCH CL. CINNAMON BROW,
WARRINGTON. WA2 0SG

From: [REDACTED]
To: [devcontrol](#)
Cc: [REDACTED]
Subject: Planning number 2016/28492
Date: 30 August 2016 07:31:30

Unlike a lot of my neighbours I have no objections regarding the application. The concern i have is one of accessibility and traffic movement. An access point on the A49 winnick Rd is necessary in my opinion due to the number of dwellings being constructed.

I hope that there is a mixture of private, low-cost and housing association build. A good mix to cater for all the forthcoming occupiers.

Yours

Mr S Mahchels

Get [Outlook for Android](#)

From: [REDACTED]
To: devcontrol
Subject: Fw: Planning Application 2016/28492
Date: 30 August 2016 07:31:39

I note that this has not appeared in the list of objections on the Council website / planning section. Other emails, dated later than this one, have appeared, so I wondered whether there was something you need to look into?

From: Jim Sullivan [REDACTED]
Sent: 20 August 2016 11:02
To: devcontrol@warrington.gov.uk
Subject: Planning Application 2016/28492

Mr James Sullivan
15 Cinnamon Lane
WA2 0AE

Dear Sir / Madam,

I wish to express my strong opposition to the proposed development of 1,200 houses plus retail facilities at the Peel Hall site.

My objections are as follows :

- Road access to the site is inadequate. Traffic congestion would be significant
- This is the last large green space in this part of Warrington. As a dog owner, I value this (though the landowners might not be pleased to know this. In many years of walking my dog on this land I have **never** been approached by a land owner because **they don't live here**. Indeed, they have diddly squat engagement in this community. It's just an asset to sell at a profit)
- There are many brownfield sites suitable for development across Warrington. Admittedly, turning brownfield sites into homes requires more effort and forethought, which is why greenfield sites are so attractive. This proposed development will, naturally, appeal to the land owner as an easy means of turning a profit. It does nothing for the local community or for the intelligent redevelopment of Warrington
- I am not aware that any archaeological surveys have been undertaken. This site is adjacent to a major Civil War battlesite. It could well hold human remains as well as important historical artefacts

And finally :

Nobody, absolutely nobody, in the local community wants to see 1,200 houses thrown up on this location. We're not stupid, we understand that this has nothing to do with satisfying housing demand and everything to do with Satnam making a profit out of cheap land. The resultant mess would lead to stretched local services, and catastrophic road congestion. It would reduce the value of existing property.

I see that emails are being shown on the planning documents register. I am happy for mine to be included in the record.

Jim Sullivan

From: [REDACTED]
To: [devcontrol](#)
Subject: 2016/28492
Date: 30 August 2016 07:31:47

I am not very happy about about this application at all, their would be massive noise & air pollution, not to mention all the wildlife that is there!!! really don't need anymore bars/restaurants, the greenery is beautiful, and it would be absolutely awful to fill it with unnecessary buildings!!!!

Mrs braide
131 newhaven road
[Sent from Yahoo Mail on Android](#)

From: [REDACTED]
To: [devcontrol; jonesh@parliament.uk](mailto:devcontrol@parliament.uk)
Subject: Proposed Peel Hall Development
Date: 30 August 2016 07:31:58

Not to be published with my name

I'm writing to object to the proposed development of Peel Hall in Warrington. This is an enormous project, which would have long-lasting and profoundly negative consequences for the people of Warrington.

The increase in population would place extreme pressure on public services and infrastructure, which are struggling already. In the last decade, there have been substantial development projects - like Chapleford - which have produced many new houses, but few new major roads, amenities or jobs .

It would cause irreversible damage to the landscape of the town, and it would negatively affects peoples' lives for years to come. The cumulative effects of this development - more traffic, greater difficulty getting hospital appointments, longer queues in supermarkets - will amount to a deterioration in peoples' quality of life.

Warrington is a medium sized town which is thriving. I don't want it to become a sprawling, over-populated, congested urban mess. It's important to protect areas like Peel Hall, and to protect the quality of life of Warrington's residents. It would be highly irresponsible to approve this development.

Not to be published with my name

From: [REDACTED]
To: [devcontrol](#)
Subject: Notification of Planning Application 2016/28492
Date: 30 August 2016 07:32:18

To whoever it may concern

I recently received your letter explaining that a new planning application is to be considered by the local authority. I wish to state my concerns over this proposed development.

The land at Peel Hall has always been and continues to be a very highly used area of natural recreational woodland. This woodland is very accessible for all local residents who do not always have travel resource and reside in what can be sometimes a very challenging area of Warrington. It really saddens me that Satnam has persistently and ferociously applied for planning permission for this proposed development even though it knowingly does so without any real support from the local people. This persistence evidently results from contractual obligations with a housing developer to push for the planning permission under presumably some sort of option agreement on the land. I could be wrong but that is how it appears.

Myself and my elderly parents live on Birch Avenue which has been our family home for the past 30 years. The avenue is a quiet dead end road where we have young families and also some elderly residents. The road leads directly onto the proposed land for this development which is currently used by the children to play and also for dog walkers. It is my understanding that under the new proposal from Satnam, it is likely that Birch Avenue will become one of the main through roads to hundreds of new properties. The road cannot take that amount of traffic movement. It's difficult currently for two cars to pass one another as it is as the road is so narrow. I also fear for the children who will no longer be able to play freely due to the dangers of moving traffic. Winwick Road currently suffers with high levels of traffic and junction 9 of the M62 is a very highly used junction. This proposal will result in hundreds and hundreds of more people using this road layout twice daily for the workplace commute and I feel this will have devastating effects on all drivers in the area and those passing through Warrington. It also saddens me of the financial impact the development will have on my parents home after they have spent so much money on improving it over the years as a retirement fund.

I am not against re-development and I understand the benefits of regeneration and investment into a small town but there is so much other better suited areas for this in the Warrington area. Please not Peel Hall.

I hope that you take on board my comments and I wholeheartedly hope that the Local Authority does not support this planning application.

Kind regards

M.Dutton

From: [REDACTED]
To: [devcontrol](#)
Cc: [warringtonnorth.clp: Broomhead, Steven](#)
Subject: PEEL HALL DEVELOPMENT = OBJECTION
Date: 30 August 2016 08:04:43

Objection to the planning application from Satnam Holdings number 2016/28492 and should be rejected / discarded completely for the following reasons:

- One of the last green spaces this side of Warrington
- The schools within the areas are already oversubscribed
- Within the Poplars Avenue there are already definitely FIVE and more public houses which are in walking distance (if we choose to walk to any one of them)
- The majority of pubs now serve food
- Takeaways - no more are needed as it is easy to phone and have food delivered
- Warrington itself is already congested with traffic and any accident on the motorways brings the areas to a standstill
- The habitat of the birds, animals and flowers will disappear - in the end non existent
- The increase of traffic will impact on the areas outlined in the plan even up to Birchwood already problem
- From early morning the area is already seriously congested and the impact of another 2/3 thousand cars would be detrimental to all road users

Any archaeological / cultural sites on the land? If so what will happen to them ?

If Satnam Holdings really do want to help the area why not donate land to Warrington Borough Council for them to make it for the people of Warrington to use for recreation

or

take it to Cheltenham

H Rickard and T Rickard

From: [Green, Kathryn](#)
To: [devcontrol](#)
Cc: [REDACTED]
Subject: Satnam Planning Objection
Date: 30 August 2016 09:28:09

Please see below objection to the above planning application for recording against the case as per Council process

Many thanks

Kathryn

Kathryn Green
Executive Assistant to Chief Executive
Chief Executive's Office

Warrington Borough Council
Town Hall
Sankey Street
Warrington
WA1 1UH

Direct Line: 01925 442165
email: kgreen@warrington.gov.uk
Web: www.warrington.gov.uk

From: janice wilbourne [REDACTED]
Sent: 29 August 2016 14:38
To: Broomhead, Steven
Subject:



janice wilbourne [REDACTED]

Aug 24 (5 days ago)



to devcontrol



Janice Wilbourne and Jason Davies
135 Newhaven Road,
Warrington,
WA20NS

Application Number 2016/28492

Case Officer Michael Davies

We recently received a copy of the planning application put forward by Satnam. We write to register our disappointment with a heavy heart.

We have so many concerns it's difficult to know where to start.

First has to be the loss of our last remaining **green space** which has become a nature reserve. 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 in the middle of all this madness and is essential for the health and well being of the community. But each year the land has been subject to destruction of habitat during breeding season which has upset many people and done nothing to build relationships with the local community. It also went ahead with no warning, bearing in mind the machinery came frighteningly close to garden fences. How they have avoided prosecution over the destruction of nests and habitat during this protected time has baffled us all. If this 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 present 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. Particularly for children.

Congestion is a real problem. Since the building on Orford Park, then Alban Retail Park, which is still expanding, Winwick Road is a nightmare; the addition of traffic lights has done nothing to alleviate this. Then the old Fordton site was developed making Sandy Lane West Road a dangerous place, with everyone becoming frustrated and taking chances in trying to get out, it's only a matter of time before there is a major accident. We can't cope with any more traffic.

And who will be living in these houses, where are they from? Warrington has seen a sharp increase of people coming into the area which has done nothing for our safety. It seems the police helicopter is often hovering and we hear the sounds of sirens all the time.

Another concern with **emergency services** is, we can't see how the hospital will cope with yet more people coming into

an already over stretched system. We have first hand 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. We have been told by many (off the record) that since Chapleford sprang up, they can't cope. We have also heard from a reliable source that that the Fire service is making some major changes with the closure of some stations. Unless money is put into these services we are not safe.

Warrington used to be a lovely northern town, proud and strong. Now many want to leave, embarrassed to say where they come. 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.

Someone on the council needs to stand up and say enough is enough. Our final comment is we wouldn't trust Satnam with one square inch of land; they have no respect for the law, wildlife or people. It's all about making money, they don't care about anything else; and anyone standing in their way will get trodden on.

From: [Green, Kathryn](#)
To: [devcontrol](#)
Cc: [REDACTED]
Subject: FW: objection to peel hall
Date: 30 August 2016 09:30:43
Attachments: [objection letter to the planning.odt](#)

Please see below objection to the above planning application for recording against the case as per Council's process.

Regards

Kathryn

Kathryn Green
Executive Assistant to Chief Executive
Chief Executive's Office

Warrington Borough Council
Town Hall
Sankey Street
Warrington
WA1 1UH

Direct Line: 01925 442165
email: kgreen@warrington.gov.uk
Web: www.warrington.gov.uk

From: e-mail [REDACTED]
Sent: 27 August 2016 12:35
To: warringtonorth.clp; Broomhead, Steven
Subject: objection to peel hall

Please find attachment letter.

Sandra Kavanagh

17, Birch Avenue,

Winwick.

WA29TN

17, Birch Avenue
Winwick
Warrington
WA29TN
25/8/2016

To Whom It May Concern Warrington Borough Council

This is my opinion on the plans to develop Peel Hall, Elm Road and Birch Avenue end.

Warrington does not need more employment units, they can't fill the ones they already have on Winwick Quay . The proposed units are on the land between Elm Rd and Birch Ave this land is also getting houses, 15 I believe on the left hand side of Birch Ave and 10 at the bottom both of which need access. The plans put the access off Birch Ave, our road can not sustain any more traffic, it is bad enough with Alders N.H.S facility whose staff and visitors park on the land opposite the bungalows (and on the road) which in turn belongs to Satnam Millennium which if they get planning permission will be incorporated into the plans and then where will they park OH !! on the road, so no one will be able to navigate safely.

When the Alders was built the turning off Newton Road was declared ILLEGAL but for one reason or another was ignored, not so Poplars Avenue which was closed off but only allowing traffic out.

If this development goes ahead the traffic down our road will be horrendous as there will be at least 25 cars from the houses, god knows how many vans and trucks. Because human nature being what it is, once the people find out that they can get access to the employment units off the top of Elm Road they will park there instead of fighting the already horrendous traffic on Newton/Winwick Road passed Aldi own Sandy Lane West (nightmare morning and evening) up Cotswold Road onto Poplars Avenue.

In the letter received from the council it states the plans could be subjected to minor changes, well !! this we already have experience of with The Alders as the goal posts were moved many times and the rules put down for permission granted at the time being ignored example :- 18 cars a day maybe one or 2 vans open 9am – 6pm Mon-Thur Friday 9am-12pm.....Total fabrication.

If the plans change and they alter the roads (they may said they won't, but hey) on the new estate, to make it easier for the people living on the new estate, Birch Avenue will become a rat run for people trying to access the rest of the estate, (people think they can get through now) it doesn't bare thinking of.

Every time they decide to do something with this land people come up with conflicting stories, what will happen and what is going to be done, none of the stories are the same but everyone (except Satnam Millennium) agree on one thing Birch Avenue cannot sustain more traffic.

If this development goes ahead the traffic at this end of Warrington will be abysmal. If and when the residents of the White City go out, on returning back from town we have to go up Winwick Road round the island over the motorway (this is every time) and back down Newton Road to access Birch Avenue. The traffic coming off the island and the motorway sometimes makes this a terrifying experience as cars vans and articulated wagons are practically in your back seat, then get annoyed when you have to slow down an brake to safety turn into Birch Avenue, god help you if something is coming down the avenue passing the parked cars (which are from the units on Winwick Quay) causing you to slam on to avoid a collision.

All this traffic on Newton Road from said motorway is making the residents of White City prisoners on their own homes, this plan of Satman Millenium will make it a hundred times worse, the traffic is bad enough now when there is an accident on the viaduct or motorways surrounding Warrington, it becomes gridlocked,

we can't get out and getting home is a nightmare.

A recent example of the difficulties is fire engines were called to the Alders lock up (it was a false alarm) as one of the neighbour looks after a disabled person, she was just about to take her to an appointment the fire engines had to stop, knock on her door to ask her to move her wheelchair access vehicle, so that they could get passed, in doing so they still had to mount the kerb due to another vehicle on the opposite side of the road, had it been a fire this could have had dire consequences

I hope this letter n some way helps you understand why we as residents are against this development.

Yours sincerely

Sanda Kavanagh (Mrs)

From: [REDACTED]
To: [devcontrol](#)
Subject: SATNAM
Date: 30 August 2016 10:05:44

I am writing to object to the development plans that have been proposed by SATNAM. I am 25 years old and have lived in the nearby area for most of my life.

At age 5 i still remember my family protesting to put a stop to these developments and I cannot believe that these plans are still in the pipeline.

There are a number of reasons why these plans should be scrapped but my reasons are personal; Being able to look out of the windows and see greenery, being able to head out for nature walks, having wildlife and nature on our door step to name a few.

These plans should not go ahead!

Sent from my iPhone

From: [REDACTED]
To: [devcontrol](#)
Subject: Objection to Satnam development of Peel Hall
Date: 30 August 2016 10:22:28

Hi.

I wish to register my objection to the Satnam development of Peel Hall, Warrington.

This is an ill-considered proposal which will have a huge impact on the existing local infrastructure.

The effects upon the local green space, on the local road network and the impact upon local community services (doctors, dentists etc.) do not appear to have been adequately taken into account.

1200 house and apartments must surely have a large impact upon all of the above.

Regards,

John Bloomer
Logistics Coordinator
Druck Ltd
Bently Nevada Division

[REDACTED]
[REDACTED]

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: [devcontrol](mailto:devcontrol@warrington.gov.uk)
Subject: Comment on Planning Application 2016/28492
Date: 30 August 2016 10:43:58

Application Number 2016/28492

Name: Mr chris kinghorn

Address: 8 St Andrews Close, Poulton-with-fearnhead, Warrington, WA2 0EJ

UPRN: 100010314195

Telephone:

Email: [REDACTED]

Comments: The traffic is congested now all around this area and in uncongested times through traffic using excess speed when the roads cannot cope now. Also the residents use this area to walk and spot rare wildlife so SATNAM will be well opposed

Form Reference Number: 228794

30.08.16 10:43:13

From: [REDACTED]
To: [devcontrol](#)
Subject: 2016/28492
Date: 30 August 2016 11:41:55

Name - Nicola Bradley
Resident of Montrose Close, Cinnamon Brow.

I strongly object to the proposed plans.

This development will not only remove one of the last green spaces in the area but will devalue local residents homes, as building affordable housing and linking council estates to the area can do.

Then there is the traffic issue during the development and also following with 1200 homes. The routes to the m6 and m62 around rush hour will become unmanageable. It already takes ten to fifteen minutes to get to these motorways in peak times.

Regards.

Nicola Bradley.

Sent from my iPhone

From: [REDACTED]
To: [devcontrol](#)
Subject: FW: 2016/28492
Date: 30 August 2016 13:11:57

From: [REDACTED]
Sent: 30/08/2016 12:25
To: devcontrol@warrington.gov.uk
Subject: 2016/28493

Satnam once again, are trying to impose, a massive build. on the last piece of open space, in north Warrington. I have noticed, roads have been monitored, for traffic, but cleverly, when schools are out. Summer holidays. Traffic is lighter. Come September, it will be manic, once again. Please, reject this proposal, again. We don't want it, we don't need it. Only Satnam wins, making millions. Refuse the build. Completely.

From: [REDACTED]
To: [devcontrol](#)
Subject: Proposed Peel Hall Development
Date: 30 August 2016 13:14:00

Sir, I write to object to the proposed development on several grounds. Firstly the obvious impossibility of the local infrastructure to cope with the increase of traffic movement. However there are other incredibly serious matters which must be taken account of. The land in question has the problem of being above old mine workings, I know this as I was a member of the surveyors department at Parkside colliery The workings are flooded and methane seeps to surface in significant amounts which is a serious threat to health if people lived on that land. It is also a flood plain evidence of which is clear after any prolonged periods rain given the cost of protecting dwellings from flooding in the area Warrington BC would be bankrupted. I would also remind planning that the National Coal Board that was stated that No permanent buildings should be erected within 1000yards of the M62as the ground Is unstable, hence only commercial units occupy the space Currently (not designated permanent). I am very concerned that the lives of the existing residents and that of any new residents could be severely affected and for the knock on cost to Warrington BC and the tax payers of Warrington.

Yours Sincerely
HAKolita BSc Hons

From: [REDACTED]
To: [devcontrol](#)
Subject: Peel hall planning application
Date: 30 August 2016 13:28:26

I would like to register my objection to the planning application for peel hall by satnam millennium Ltd. This development would rob the community of one of the only green and open spaces in the area. The area is very built up already and the prospect of added noise pollution and traffic would devastate the area. The roads in Warrington and the surrounding areas cannot cope with the amount of traffic as it is and any increase in traffic will only cripple them further. Any developments will also cause the destruction of many wildlife habitats on the ground and in the trees. By destroying the trees this also increases the risk of flooding to the surrounding areas. As a local resident I feel that this development will have a negative effect on any future house sales of current homes as who would want to buy a house where a huge development is being built with increased noise, traffic etc not only with regards to the many years it will take for a development to be built, but also when residents of both residential and business purposes are moved in. Radley common and peel hall are beautiful areas that are used and appreciated by local residents. Its a fantastic open and safe space for children to play and residents to meet. What future can our children expect when the only spaces they have are constantly being built on. How will they ever learn to respect the environment and learn about natural habitats when there are none left? Surely its not 'environmentally friendly' to churn up land for this purpose and to create pollution through increased traffic pollution, more gas, electric and water being used by the work force and ultimately residents. I urge the planning department to make the right decision and turn this application down and please respect the opinions of the local residents who really feel that this development, if it was to go ahead, would break the heart of this community for generations to come.

Yours sincerely
Jane Flint
Resident of Kinross close, Cinnamon Brow

From: [REDACTED]
To: devcontrol
Cc: jonesh@parliament.co.uk; WarringtonNorth.CLP@gmail.com; Broomhead.Steven
Subject: Planning Application 2016/28492 - Peel Hall Warrington
Date: 31 August 2016 09:04:46

Dear Sir,

We wish to OBJECT to the proposed planning application 2016/28492 - Peel Hall Warrington

- The applicant cannot demonstrate that the proposed access arrangements serving the development are deliverable or sustainable
- The existing playing fields/open space at Mill Lane is not owned by the applicant, they have no control over this land and Warrington Borough Council have confirmed that they have negotiated a 7 years lease for the land to continue in their present use
- There insufficient access points for the proposed volume of traffic
- Insufficient safe pedestrian access
- Pedestrian and vehicle safety is compromised to suit the development
- Traffic from 1200 new dwellings gives us an extra 712 cars a.m. and 776 cars p.m. This would adversely affect safety to all areas close to the development including Houghton Green Village, Cinnamon Brow, Poplars and Hulme, Winwick Village, Croft Village, and Fearnhead. The current road structure could not cope with these additional volumes of traffic. Safety of vehicles and pedestrians is already of particular concern on Delph Lane on the approach to Winwick.
- No increase in the number of sports pitches to accommodate 576 extra children. Insufficient sports pitches/open spaces for all areas affected by the development.
- Unacceptable proposed phasing for school built to accommodate the extra 576 extra children in an area already over subscribed.

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

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 development and therefore cannot demonstrate that the proposal is either achievable nor deliverable.

The application should be refused.

Kind Regards,
Neil & Sharon Phillips

16 Radley Lane
Houghton Green
Warrington
WA2 0SY

From: [REDACTED]
To: [devcontrol: WarringtonNorth.CLP@gmail.com](mailto:devcontrol:WarringtonNorth.CLP@gmail.com); [Broomhead, Steven](#)
Subject: Save Peel Hall
Date: 31 August 2016 09:09:38

Sirs

I wish to lodge my strong opposition to Satnam's application - 2016/28492 - to completely change the last green area of North Warrington.

We already have our fair share of housing, including a large area of social housing in this area with all the problems that come with it. Mornings are chaos with traffic cutting through from the motorway and woe betide there is an accident on the M6 in which case there is total gridlock. Sandy Lane and Cleveland Road are always well backed up as traffic tries to access Winwick Road, Aldi and the Stonemill Pub. As areas of Poplars Avenue - which already is an accident waiting to happen - which appear to have been designated access points to the proposed estate one can only foresee total nightmare for residents who already are struggling with parking and access, and then there is the effect of the takeways and hostelry.

I would think that there are areas in other parts of Warrington that could easily accommodate a project of this size and still have green area left to enjoy. Please, do not deprive us of our last remaining area - in the last 30 years we have had massive changes to North Warrington and now enough is enough.

Campaigns like this always raise the "not in my back yard" cry - but we already have plenty in our back yard.

Regards

Patricia Thackeray (Mrs)

16 Solway Close
Fearnhead
Warrington
WA2 0UP

From: [REDACTED]
To: devcontrol
Cc: WarringtonNorth.CLP@gmail.com; [Broomhead, Steven](#)
Subject: Peel Hall Development - planning application 2016/28492
Date: 31 August 2016 09:46:49

I wish to register my objection to the proposed development at Peel Hall on the grounds of loss of green space, increased traffic congestion and future access problems for myself and my neighbours. Proposed drinking establishments and take-aways do not add value to the area (there are already sufficient numbers of these). I fail to see how such a large development will not impact greatly on the flooding of my local area. Surely replacement of green fields by tarmac will increase water catchment and increase the potential for flooding downstream on the local waterways? There will surely be an impact on the local transport infrastructure. Are there plans to increase passenger accommodation on buses and particularly trains? Birchwood and Newton to Manchester trains are already overcrowded!

Yours faithfully

Alan J Crozier
46 St Andrews Close
Warrington
WA2 0EJ

From: [REDACTED]
To: [devcontrol](#)
Subject: Peel Hall Planning Application
Date: 31 August 2016 10:20:35

Dear Sir / Madam

I strongly object to the Residential Development on the Peel Hall site for the many reasons outlined in previous opposition campaigns.

I therefore urge you to reject the planning application No 2016/28492.

Steve Morton
31 Perth Close
WA2 0SF

From: [REDACTED]
To: [devcontrol](#)
Cc: [Helen Jones](#)
Subject: Peel Hall plans 2016/28492
Date: 31 August 2016 15:59:43

Dear Sir/Madam,

We wish to object strongly to the above plan as residents of Cinnamon Brow. We feel that there is a need for green space in north Warrington, which this plan will destroy. We also feel that the proposed development will produce a severely increased traffic density in an area which is already used as a 'rat run' especially when there are traffic problems on the nearby motorway network.

The feelings of the local residents have been made abundantly clear on previous occasions and we feel that the developer shows a cynical attempt to once again present a plan which disregards these concerns,

Best wishes,
Rosemary and Albert Hartley

From: [REDACTED]
To: [devcontrol](#)
Subject: Objection To Peel Hall Planning Application 2016/28492
Date: 31 August 2016 16:14:03

Dear Sir/Madam,

I would like to voice my concerns with regard to the above planning application. As a resident of Brathay Close, I believe that the above plans would be extremely detrimental to our area and I strongly object to the application.

The means of access would cause significant issues for myself, my family and my neighbours. The last green space in the area would be destroyed which would be totally unacceptable and the area just does not have the infrastructure to support such a proposal.

Please consider my objection to this proposal.

Yours Sincerely,

Chris Upton

21 Brathay Close

Warrington

WA2 9UY

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: devcontrol
Subject: Comment on Planning Application 2016/28492
Date: 31 August 2016 16:20:26

Application Number 2016/28492

Name: Mr Colin Shepherd

Address: 41 Ballater Drive, Winwick, Warrington, WA2 0LX

UPRN: 100010263653

Telephone:

Email: [REDACTED]

Comments: Dear Sir I wish to object to the proposed planning application 2016/28492 - Peel Hall Warrington. The applicant cannot demonstrate that the proposed access arrangements serving the development are deliverable or sustainable. 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. Insufficient access points for the proposed volume of traffic. Insufficient safe pedestrian access. Vehicle and pedestrian safety compromised to suit development. Traffic from 1200 new dwellings gives an extra 712 cars am 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 and Fearnhead. Current road infrastructure could not cope with these volumes. No increase in number of sports pitches to accommodate 576 extra children. Insufficient sports pitches/open space for all areas affected by the development. Unacceptable proposed phasing for school build to accommodate 576 extra school children in an areas 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. 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 proposal. This application should be refused.
Yours faithfully Colin Shepherd

Form Reference Number: 230357

31.08.16 16:20:22

From: [REDACTED]
To: devcontrol
Subject: Re: Peel hall planning application
Date: 31 August 2016 20:46:17

Please can you confirm you have received the below.

Thanks

On 30 Aug 2016 19:28, "Jane Flint" [REDACTED] wrote:

>

> I would like to register my objection to the planning application for peel hall by satnam millennium Ltd. This development would rob the community of one of the only green and open spaces in the area. The area is very built up already and the prospect of added noise pollution and traffic would devastate the area. The roads in Warrington and the surrounding areas cannot cope with the amount of traffic as it is and any increase in traffic will only cripple them further. Any developments will also cause the destruction of many wildlife habitats on the ground and in the trees. By destroying the trees this also increases the risk of flooding to the surrounding areas. As a local resident I feel that this development will have a negative effect on any future house sales of current homes as who would want to buy a house where a huge development is being built with increased noise, traffic etc not only with regards to the many years it will take for a development to be built, but also when residents of both residential and business purposes are moved in. Radley common and peel hall are beautiful areas that are used and appreciated by local residents. Its a fantastic open and safe space for children to play and residents to meet. What future can our children expect when the only spaces they have are constantly being built on. How will they ever learn to respect the environment and learn about natural habitats when there are none left? Surely its not 'environmentally friendly' to churn up land for this purpose and to create pollution through increased traffic pollution, more gas, electric and water being used by the work force and ultimately residents. I urge the planning department to make the right decision and turn this application down and please respect the opinions of the local residents who really feel that this development, if it was to go ahead, would break the heart of this community for generations to come.

>

> Yours sincerely

> Jane Flint

> Resident of Kinross close, Cinnamon Brow

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: [devcontrol](mailto:devcontrol@warrington.gov.uk)
Subject: Comment on Planning Application 2016/28492
Date: 31 August 2016 21:04:34

Application Number 2016/28492

Name: Mr Gary Humphry

Address: 28 Welsby Close, Poulton-with-fearnhead, Warrington, WA2 0DW

UPRN: 100010322169

Telephone: [REDACTED]

Email: [REDACTED]

Comments: Objection to Peel Hall Planning Application 2016/28492 Dear Sir/Madam, I strongly object to the proposed application for development of the Peel Hall site. As has been emphasised on numerous previous occasions this site is the last remaining green-space in North Warrington. This development would entail considerable loss of natural amenity available to local residents as well as the destruction of habitat for wildlife. In addition to this the local infrastructure of transport, roads, and education cannot support such a major development. I am particularly concerned about the increase in traffic which in my opinion would considerably increase the risk to life along Blackbrook Avenue and the residential roads leading to it. In view of the above factors I therefore request that the proposed development application be refused. Yours faithfully Gary Humphry 29 Welsby Close Cinnamon Brow Warrington WA2 0DW

Form Reference Number: 230631

31.08.16 21:04:26

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: [devcontrol](mailto:devcontrol@warrington.gov.uk)
Subject: Comment on Planning Application 2016/28492
Date: 31 August 2016 23:46:18

Application Number 2016/28492

Name: Mr Sean O'Riordan

Address: 30A Mill Lane, Winwick, Warrington, WA2 0SU

UPRN: 100010299878

Telephone: [REDACTED]

Email: [REDACTED]

Comments: We have been opposing plans to develop Peel Hall since the 1980s. It was purchased by Satnam after Warrington New Town Development Corporation decided it was 'land locked' so surplus to requirements. It was agricultural land and that is how they advertised and sold it in 1986. What has changed? It is still 'land locked' with no suitable access for a development far in excess of what WNTDC had originally planned. Each time an application is presented by Satnam it escalates in vision. We in Houghton Green Village are now suffering the consequences of the Omega developments with hundreds of large delivery wagons passing by the Village daily on the M62 increasing noise and air pollution. A development of 1200 houses plus the supporting facilities would exacerbate the problem greatly. Traffic in the area is currently at saturation during peak times. 1200 plus vehicles from the proposed development would increase stress levels for residents currently living in this area. Those who favour this development probably think this would be an attractive area to purchase a property. Their blinkered vision denies the reality that once the area is developed it is no longer the pleasant rural area they think they have bought into. The recent Brexit decision may mean that housing numbers don't need to increase as previously predicted. We could consequently experience the problems seen in recession hit countries where whole new estates go almost totally unsold and have 'boarded up' properties amongst the few that are habited. We urge you once again, please categorically reject this application. Sean & Patricia O'Riordan Mill Lane Houghton Green Village

Form Reference Number: 230765

31.08.16 23:46:03

From: [REDACTED]
To: [devcontrol](#)
Cc: warringtonnorth.clp@gmail.com; [Broomhead, Steven](#)
Subject: Planning application 2016/28492
Date: 01 September 2016 08:35:51
Attachments: [Peel Hall.docx](#)

Please find attached my objection to the above planning application.

Mrs P A Cameron

The Brambles
5 Radley Lane
Houghton Green
Warrington
WA2 0TB

31st August, 2016

Dear Sir

PLANNING APPLICATION 2016/28492 – PEEL HALL WARRINGTON

I would object to the proposed planning application at Peel Hall

- Part of the development is using existing playing fields not owned by the applicant. Medical opinion urges us to fight obesity, we should be retaining playing fields are encouraging their use.
- 1200 homes plus all the non-residential developments planned will vastly increase the volume of traffic on existing roads which will be unable to cope with this expansion.
- Access to the site is mostly through residential areas meaning that during the years of its development very heavy lorries will be forcing their way through residential or unsuitably narrow roads.
- There is a proposal to create another traffic island to give access to Mill House playing fields thereby having two traffic islands and a difficult junction within approximately 50 meters on what would become a very busy road.
- Land would be reserved for a primary school. As the Orford schools are already oversubscribed the new school would be required as soon as families started moving into the area. Warrington Borough is one of the lowest funded education departments in the country, would it have the funds to create a new school immediately? How many other children in the Borough would suffer through limited funds being diverted to a new unplanned school?
- Families are already moving out of the Winwick area as they feel that there is no realistic chance of entering their children into “good” secondary schools, can Warrington secondary schools cope with the extra students this development would generate?
- Is there a need for another employment zone so close the Winwick Quay? The area allocated is very small, how many people are likely to be employed in such a small area?
- Does Warrington need yet another “family pub” encouraging parents to take their children to drinking establishments selling what are usually cheap low quality ready meals.
- Do we require more take-aways. I return to me initial point regarding obesity.

I urge the Local Authority to reject this speculative proposal, when Cinnamon Brow was built this land was not included in the development as it was considered unsuitable for residential use. Nothing has changed to alter this fact.

Yours Sincerely

Mrs P A Cameron

From: [REDACTED]
To: [devcontrol](#)
Subject: Objection to Peel Hall Planning Application 2016/28492
Date: 01 September 2016 09:27:34

Objection to Peel Hall Planning Application 2016/28492

Dear Sir/Madam,

I strongly object to the proposed application for development of the Peel Hall site. As has been emphasised on numerous previous occasions this site is the last remaining green-space in North Warrington. This development would entail considerable loss of natural amenity available to local residents as well as the destruction of habitat for wildlife.

In addition to this the local infrastructure of transport, roads, and education cannot support such a major development. I am particularly concerned about the increase in traffic which in my opinion would considerably increase the risk to life along Blackbrook Avenue and the residential roads leading to it.

In view of the above factors I therefore request that the proposed development application be refused.

Yours faithfully
Gary Humphry

29 Welsby Close
Cinnamon Brow
Warrington
WA2 0DW

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: [devcontrol](mailto:devcontrol@warrington.gov.uk)
Subject: Comment on Planning Application 2016/28492
Date: 01 September 2016 11:41:45

Application Number 2016/28492

Name: Mr Rob Shaw

Address: 30 Lockerbie Close, Winwick, Warrington, WA2 0LU

UPRN: 100010295267

Telephone:

Email: [REDACTED]

Comments: My house is situated adjacent to the proposal and I am opposed to the development on a number of points. The main ones being set out below:- I am disappointed that your proposal includes for the construction of housing on the only available local field that my children regularly play on. I appreciate that you think that this will not be an issue, as you are proposing new pitches and greenery nearby on the other side of Peel Hall park, but for my children, it will mean walking through a nearby housing estate, and along unlit areas within the park itself. This is not acceptable when what you are proposing means losing a local asset that they can play on safely only yards from our house and which was one of the reasons for moving to this location back in 1999. In addition to squeeze in another roundabout junction on Mill Lane inbetween the Millhouse Pub roundabout and the junction for Mill Lane towards the Plough public house is screaming 'Traffic issues' and 'accidents'! Why should local residents lose a play area and have it moved to the other side of a park that is unsafe at times? Why not simply leave the field next to the Millhouse pub alone (or better still improve it) - Being a dog owner, I would like to see somewhere that dogs could be let off the lead safely in a fenced off area nearby. Aside from this, I see no reason to destroy a natural habitat for wildlife (one of very few left in north Warrington) and cause untold problems for drainage in an area susceptible to a high water table with increased likelihood of flooding due to hard surface run off. Coupled with increased traffic issues - which already regularly mean that I cannot even get out of the area if there are problems on the M6 or M62 - I see no positives for this whatsoever for any of the local residents. I fully expect the only people to come out in support of this ridiculous application are the people that do NOT live in the vicinity and tat think it is ok for us to lose our greenspaces as long as Winwick FC benefit from a new pitch for a couple of years until their kids stop playing there - and then they will shuffle off back to Culcheth or Golborne and not have to live with the repercussions. Maybe if you took the local residents that already live in the area into consideration and gave something back to their 'current' community, they may be more receptive?

Form Reference Number: 231390

01.09.16 11:41:36

From: 
To: devcontrol
Cc: jonesh@parliament.uk
Subject: 2016/28492 Peel Hall Development
Date: 01 September 2016 12:33:31

Dear Sir/Madam

I am commenting on the proposed planning application at Peel Hall [2016/28492](#).

As a local resident of Warrington North I totally object to the plans on the grounds of unsustainable development.

If this development goes ahead then the areas road network will simply not be able to cope due to the increase in traffic. Not to mention one of the last bits of green space in the area will be lost forever.

The already congested area of North Warrington around Winwick is going to be gridlocked with the traffic from the M62 and M6 often using Houghton Green as a cut through. This increases in housing is only going to lead to more cars on the road with no signs by WBC of any improvements to the main road network.

I hope that you will seriously consider that such a development in this part of the town is simply not sustainable.

Yours Sincerely

Mr M Hughes

From: [REDACTED]
To: [devcontrol](#)
Subject: Peel Hall
Date: 01 September 2016 17:45:13

I strongly object to the proposed planning of Peel Hall. The roads in and around the proposed development are already woefully not fit for purpose. If you don't believe me have a drive around the proposed areas during rush hour, better still incorporate it with school term.

John Campbell Calder

From: [REDACTED]
To: [devcontrol](#)
Subject: Peel Hall Planning Application
Date: 27 August 2016 15:30:33

Sent from [Mail](#) for Windows 10

We wish to register our strong objection to the proposed development of the Peel Hall site by Satnam Millennium Ltd. The effect of this on the surrounding areas, especially the resulting increase in traffic, would be detrimental to existing residents and to the environment.

Gerald and Jennifer Dadley
78 Welsby Close
Warrington
WA2 0DP

From: [REDACTED]
To: [devcontrol](#)
Cc: [Broomhead, Steven](#)
Subject: Plannin Application 2016/28492 Peel Hall
Date: 02 September 2016 09:26:07

15 Kings Road

Fearnhead

Warrington

WA2 0BG

Sir/Madam

I wish to object to the above application on the following grounds:

- 1) Environmental Impact : negative and irreversible environmental impact including destruction of habitat

- 2) Negative impact on quality of life of those currently living in the vicinity

- 3) Unsustainable strain on infrastructure including a) traffic causing both increased congestion and safety problems and b) education provision in the area.

- 4) Unsuitability of the location compared with reuse of previously developed areas, including those closer to the main amenities of the town and those with better transport links.

Yours Faithfully

Dave Williams

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: devcontrol
Subject: Comment on Planning Application 2016/28492
Date: 03 September 2016 09:26:27

Application Number 2016/28492

Name: Mr Mark Burlinson

Address: 9 Copperfield Close, Birchwood, Warrington, WA3 7PF

UPRN: 100010274213


Telephone: [REDACTED]

Email: [REDACTED]

Comments: I wish to formally object to this application. There are huge impacts of a development of this size on the local area – an area that is already approaching saturation point in terms of traffic and infrastructure capability. There is no way that a development of this size should be allowed without the supporting road and rail systems to mitigate what will be huge impacts on the local area in terms of additional traffic and population. Additionally, the proposed site is one of the only remaining green spaces in the area, which will be lost forever should this development be allowed. The area cannot take any more developments until serious infrastructure improvements are made – we are already approaching gridlock with all of the offices and daily commuters (just spend a morning in the area and you will see – if you can get through the traffic that is) and this will further add to the issues. Regards Mark

Form Reference Number: 233705

03.09.16 09:26:22

From: 
To: [devcontrol](#)
Subject: planning application 2016/28492
Date: 03 September 2016 14:58:59

I am writing to voice my objection to the proposed development of Peel Hall Park.

Traffic

As a resident of Cinnamon Brow the traffic impact of such a big development on the area would be catastrophic. With one of the main entrances being the Mills House playing fields the local roads can only just cope in a morning with the traffic coming through Cinnamon Brow to Birchwood. Sometimes at 8.30 in the morning the junction of Enfield Park Road and Crab Lane is blocked by the sheer volume of traffic trying to get up Crab Lane.

The roads around Winwick and Croft are also not equipped to cope with such a large volume of traffic as people will inevitably use those roads as a cut through to the M6, M62, Birchwood and the East Lincs.

The smaller roads around Orford such as Poplars Avenue will also create a traffic nightmare as they are already congested at peak times because of the wide grass verges and people parking their cars on the road. The roads around Padgate are also ill equipped to cope with the extra volumes of traffic going through towards the town centre. It can take up to 30 minutes some times to get through Padgate and into town at a weekend.

Health Provisions

It is virtually impossible as it is at the moment to try to get a doctors appointment at the moment and I have spent many a morning stood outside Greenbank Surgery on Manchester Road to get an appointment for my daughter. The planning proposal has no provision for a health centre or a dentist or has anything provision for a section 106 about health care.

The hospital is already working at full capacity with long waits in A&E, an additional 2-3000 people from this development would have a major impact on the local GP surgeries. There is also a question about dental care as well, you are lucky if there is an NHS dentist in the area that you can register with and again appointments are hard to get. With the additional proposed residential care home on the site that will again add to the burden of local health centres and nurses that are already over stretched. We already have Ryfields and the new over 55's development in Longbarn and another one is not needed. The elderly have complex long term needs and there is no provision for this in the existing local health care structure.

Education

It is already hard enough to get a child into a local primary school, the development does have a school on but who is to say when it will be up and running and would any other local schools be shut to fund its opening. 2 schools were shut in Sankey if I remember correctly and it was a while until Chapelford school was open and able to take new pupils. If it is a while until the school is up and running then what will happen to the children who move into the first phase of homes? Where are they going to be placed? Will local children be at a disadvantage over school places from children who move in from outside the area?

Also there is no provision for secondary education and no mention of any section 106 provisions for the upgrading and building of new facilities of existing school. Will my daughter be able to get into a local high school when the time comes or will she be placed in a school across town because new children who have moved into the area have been given a place?