

#### Environment

The loss of a green space and the impact on the local environment would be catastrophic, Peel Hall Park and Radley Common is a local wild life haven and is used by the community. The will also be additional air pollution from the additional traffic and noise and the loss of the green space and the trees will mean a poorer air quality for local residents. The loss of the habitat will also destroy the local wildlife population and it would disrupt the food chain meaning that animals and birds will suffer unnesassarily.

#### Local Resident

The development will have a massive impact on people who live adjacent to the proposed site and those on the proposed entrance and exits to the sites, it may cause undue stress and trauma to local residents and will impact their health with the noise, pollution and none stop banging and ground shaking associated with building works.

Kind Regards

Rebecca Jodrell  
69 Kinross Close  
Cinnamon Brow  
Warrington  
WA2 0UT

Sent from [Mail](#) for Windows 10

**From:** [REDACTED]  
**To:** [devcontrol](#)  
**Subject:** PROPOSED DEVELOPMENT AT PEEL HALL  
**Date:** 02 September 2016 10:20:07

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We would like to register in the strongest possible terms our objection to the proposed development at Peel Hall. The infrastructure in the area would be unable to cope with the development, particularly the road network. Access would be via residential areas that are not suitable for increased traffic.

Juliet Naughton  
Terence Naughton

**From:** [REDACTED]  
**To:** [devcontrol](mailto:devcontrol)  
**Cc:** [warringtonNorth.CLIP@gmail.com](mailto:warringtonNorth.CLIP@gmail.com)  
**Subject:** Protect Peel Hall  
**Date:** 03 September 2016 09:00:52

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Hi,

I am emailing to object to the proposed development of peel Hall.

This development will cause problems for the local residence, schools, hospitals and have a devastating effect on our local wildlife.

The traffic is already a problem and the increased traffic would cause more pollution for our children and folk already suffering with respiratory problems, which will then have an impact on our medical centres, who already are struggling with the amount of patients waiting for appointments.

The local residents DO NOT WANT this development.

Kind Regards

June Robinson

**From:** [REDACTED]  
**To:** [devcontrol](#)  
**Subject:** Planning Objection 2016/284921  
**Date:** 02 September 2016 12:32:44  
**Attachments:** [Planning Objection 201628492.pdf](#)

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Please find attached planning application.

Regards

Margaret Steen



Mr K & Mrs M Steen,  
Peel Hall Farmhouse/Boarding  
Kennels  
Radley Lane  
Houghton Green Village  
Warrington  
WA2 0TA

Michael Davies,  
Development Control  
Warrington Borough Council  
Newtown House  
Warrington WA1 1XL

22nd August 2016

Dear Mr Davies,

We object to the proposed plans for application 2016/284921. This application should be refused.

The application raises significant concern with regard to sustainability, highway and pedestrian safety.

It would be poor planning to allow the development to proceed without confirmation of ownership of land to complete the entire development.

The applicant cannot demonstrate that the proposed access arrangements serving the development are deliverable or sustainable, as required by the NPPF. The application gives no evidence that the proposed plans are deliverable, on the contrary the applicant does not own and is not in discussion with relevant owners to guarantee this site can be delivered as a whole in a sustainable manner.

#### Playing Fields

The application shows Mill Lane playing fields as the main access route for 700 residential dwellings, a primary school and a local centre. This land is currently owned by the Homes and Communities Agency. HCA are not in discussions with Satnam, they have not put the land forward for development, they have in fact negotiated a seven year lease with Warrington Borough Council. The application is therefore misleading as it implies availability of the playing fields for development.

Without the access through the playing fields the whole development becomes piecemeal planning, and would not promote sustainable means of transport as promoted in the Framework.

The proposal to move the existing playing fields from Mill Lane to Windermere Avenue is essentially the same proposal that was in front of the Inspector at the 2013 appeal to serve 150 dwellings at Mill Lane and it is appropriate to note her conclusion in paragraph 23 of her report:

"Whilst the site would include some provision for local play, and Peel Hall Park is some 750m away, the improvements envisaged at Grasmere Avenue, although they would help to make up for local deficiencies, would be remote from the site."

This latest proposal is not increasing the number of pitches/open space, on the contrary we will have 3,000 more people squashed into the area with LESS open space.

### 150 Dwellings at Mill Lane

The plans submitted show that the proposed access to the nearest bus stop from the Mill Lane development of 150 dwellings would be via Peel Cottage Lane and down Radley Lane. This is a health and safety issue, pedestrians would be competing with vehicles for extremely limited access with inadequate visibility.

"It is proposed that a section of Radley Lane between the proposed distributor road and Peel Cottage Lane will be stopped up to motorised vehicles and used as a pedestrian and cyclist route." (Highgate Transportation report 4.20 page 16)

This is essentially the same access proposal that was in front of the Inspector at the 2013 appeal to serve 150 dwellings at Mill Lane and it is appropriate to note her conclusion in paragraph 20 of her report in respect of using Radley Lane (Peel Cottage Lane)

*" Footpath and cycle links could be provided to Radley Lane which leads onto residential areas to the south, but this route would be unattractive in the winter and after dark as it is a country lane with no footway or street lighting."*

The Inspector's comments related to the proposed 150 dwellings at Mill Lane, this new proposal would give access to 850 new dwellings to a small country lane, single width, no street lighting, no drainage, no pavements, is unsuitable for pushchairs or wheelchairs. This lane is subject to flooding from the brook running alongside. Pedestrians would be in conflict with traffic travelling through Radley Lane to Peel Cottage Lane and to Peel Hall Farmhouse/Kennels, and those vehicles using Peel Cottage lay-by as a turning point. Visibility for pedestrians is severely restricted.

The proposed plan indicates that by year 4, 72 children would be walking to school from the 150 proposed dwellings at Mill Lane, taking a route over Peel Cottage Lane and onto Radley Lane. Forty five of these children would be primary school children walking to a school which would be outside of the preferred walking distance for primary children (that's if they can get into the already over subscribed local schools- as the proposed new school is indicated to be built in year 9).

The proposed 150 dwellings at Mill Lane is unsustainable, there are no obvious sustainable changes from the original application for this area which was refused by the Planning Inspector in 2012.

This route is dangerous and cannot constitute a safe or sustainable access for a school journey or to reach public transport.

## Highgate Transportation Drawing No 10/K

Proposed 3 arm roundabout main access at Blackbrook Avenue.

The proposal to introduce a new roundabout between Mill Lane, and Enfield Park roundabout would mean four major access roads competing for access within a distance of 180 meters.

1. Mill Lane, serving the current 55 properties plus proposed 150 new dwellings. Residents turning right from Mill Lane, Houghton Green Village towards the proposed new roundabout would have to stop at approximately 60 meters to give way to traffic from the proposed 700 dwellings, this would then lead to a back up of traffic preventing more vehicles leaving Houghton Green Village, and creating a back up onto Delph Lane which is currently national speed limit
2. Peel Hall, proposed 700 dwellings plus access to school and local centre.
- 3 Ballater Drive serving the current 155 dwellings.
4. Enfield Park Drive roundabout serving Cinnamon Brow.

The proposal for 700 dwellings etc. to use one access point in such close proximity to a further proposed development of 150 dwellings joining the same highway would compromise highway safety.

Delph Lane and Winwick Village will not cope with a traffic flow of this size.

Mill Lane/Enfield Park Road/Crab Lane will not to cope with a traffic flow of this size.

The proposed design and layout of the road network and the proposed pedestrian and cycle access are flawed and will not promote pedestrian safety at all times.

## Highgate Transportation report table 5.1 Indicative phasing of development (page 19)

Year End 1 - 50 Residential units off Mill Lane

Year End 2 - 30 Residential units of Mill Lane

“Temporary emergency link to be via Radley Lane (north). Need first part of distributor road from east and turning area for bus service.

Year End 4 - 70 Residential units of Mill Lane.

Requires a temporary emergency link through to Peel Cottage Lane.

Radley Lane and Peel Cottage Lane are single car width lanes, there is No street lighting, No drainage and No pavements, they are both totally unsuitable for the proposed usage at any time.

We note from the submitted plans that all of the vehicle passing points on Peel Cottage Lane and Radley Lane have been removed. The passing points have been used continuously for a minimum of 25 years, the passing point adjacent to Peel Cottage is used by Warrington Borough Refuse collection vehicles weekly, without the

passing point the vehicles would need to reverse **150 meters** to the junction with Mill Lane, i.e. reversing down a narrow lane that has limited pavement. These HGV vehicles would then need to **reverse into Mill Lane at the T junction.**

The turning point at Peel Cottage is used daily by vehicles from Radley Lane, this is a safer option than three point turns on Radley Lane or reversing onto Mill Lane (i.e. delivery vehicles, septic tank drainage, royal mail vehicles etc).

The road safety audit submitted by Highgate Transportation does not include any reference to an audit at Radley Lane/Peel Cottage Lane. This is a short coming in the report and the proposed use needs very careful examination.

We would also remind both the applicant and Warrington Borough Council that Radley Lane/ Peel Cottage Lane is the only access lane from our property & business and is subject to a **restrictive covenant** we will **legally** resist any attempt to ignore the content of the covenant.

The proposal to use Radley Lane/Peel cottage Lane would lead to significant highway and pedestrian safety issues on the proposed access road and at the junction of Mill Lane and Radley Lane.

### Primary School

#### Highgate Transportation report table 5.1- Page 20

This table shows that by Year 10 of the development across the site, 984 dwellings will have been completed before the Primary School.

This is not sustainable development.

In the 9 years before completion of the school, which schools will the the children attend?. We already have a shortage of primary school places in this area. And again in her report the Inspector in the 2013 planning appeal determined that the nearest primary school to the proposed 150 dwellings at Mill Lane was 1275m from the centre of the site. Based against an assessment using a good practice example in the Joint Lancashire Structure Plan 2005, it would score just 9 against a total potential of 35. (paragraph 22)

This application raises considerable concern over the feasibility of the proposed development in terms of its potential impact on highway safety.

Piecemeal development of this large greenfield site is unsustainable and not compliant with NPPF.

Yours sincerely,

Kevin & Margaret Steen

**From:** [REDACTED] on behalf of [devcontrol@warrington.gov.uk](mailto:devcontrol@warrington.gov.uk)  
**To:** [devcontrol](mailto:devcontrol)  
**Subject:** Comment on Planning Application 2016/28492  
**Date:** 27 August 2016 14:50:59

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Application Number 2016/28492

Name: Mrs Barbara Clough

Address: 35 Gables Close, Poulton-with-fearnhead, Warrington, WA2 0DR

UPRN: 100010282248

Telephone:

Email: [REDACTED]

Comments: I strongly object to the proposal planning development of Peel Hall Park.

Form Reference Number: 225886

27.08.16 14:50:53

**From:** [REDACTED]  
**To:** [devcontrol](#)  
**Subject:** Peel Hall Planning Application  
**Date:** 02 September 2016 10:11:34

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Dear Sir/Madam,

I am writing to you to object about the planning application submitted by satnam Millenium Ltd. Being the last major green space in Warrington North and a beautiful space in which wildlife and the local nature still thrives it will be an absolute disaster if it is destroyed forever. I often take my grandchildren & dog for a walk over the common & it's a wonderful peaceful place to escape to being the only remaining green ares in North Warrington. On the nature side we often see foxes,badgers,birds of prey & a whole multitude of other species including the endangered & protected great crested newt. I find it very disturbing that an area the size of Peel Hall can even get to this stage of planning as everyone knows the area will be an absolute disaster area for access and the traffic is a major concern even now at busy times of the day not to mention any road problems which we are right in the middle Of. The infrastructure just isn't in place for this type of development in this area and I plead with Warrington Borough Council to see common sense and find other brownfield sites with better access/ingress for this type of development.

Yours Sincerely  
William

Tasker

**From:** [REDACTED]  
**To:** [devcontrol](#)  
**Subject:** Peel Hall Development  
**Date:** 03 September 2016 15:00:53

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We object most strongly to the plans to develop Peel Hall on the grounds that Warrington North has now reached saturation point with regards to any further developments, particularly the one proposed by Satnam Millennium Ltd. Number 2016/28492.

Warrington North has now reached saturation point with regards to any further developments and any remaining open spaces should be preserved both for now and for future generations. Once these open spaces are developed they will be gone forever and as Mark Twain once stated **They Don't Make Land Anymore.**

We here in north Warrington we are already well catered for have no further need for any further drinking establishments, hot food takeaways Etc. This development is huge and Satnam has no regards for Warrington or the people who live here all they are interested is a profitable bottom line. **They Will build and move on**

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There would be an horrendous problem with regards to traffic, schools, parking Etc. with the current infrastructure unable to cope.

We implore Warrington council not to take a short term view on this but to consider the very strong feelings of the residents who live here and stop this monstrous development in its tracks.

Yours Faithfully,

Frances & Frank Morris

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**From:** [REDACTED]  
**To:** [devcontrol](#)  
**Cc:** [Warrington North Labour Party](#); [Broomhead, Steven](#)  
**Subject:** Peel Hall Planning Application  
**Date:** 02 September 2016 14:36:40  
**Attachments:** [Peel Hall.docx](#)

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Please see attached



31 Welsby Close  
Fearnhead  
Warrington  
WA2 0DW

2<sup>nd</sup> September 2016

Dear Sir/Madam

**Re: Peel Hall Planning Application 2016/28492**

I would like to submit my opposition to the above planning application for the following reasons:

- Significant destruction of wildlife habitats
- Loss of green space amenities for local residents
- Increased traffic pollution, inconvenience and congestion on already busy roads

I have studied the plans and am not impressed by the intended construction of 1200 dwellings and associated facilities to accompany this massive project.

Warrington is already well equipped with similar suburban estates - Chapelford and Westbrook etc. so please reconsider your actions and reject this application with a view to preserving what little is left of our precious green landscape.

Yours faithfully

Marie Campbell (Mrs)

**From:** [REDACTED] on behalf of [devcontrol@warrington.gov.uk](mailto:devcontrol@warrington.gov.uk)  
**To:** [devcontrol](mailto:devcontrol@warrington.gov.uk)  
**Subject:** Comment on Planning Application 2016/28492  
**Date:** 02 September 2016 08:57:26

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Application Number 2016/28492

Name: Mr Robin Eldridge

Address: 28 Pennant Close, Birchwood, Warrington, WA3 6RR

UPRN: 100010305940

Telep [REDACTED]

Email [REDACTED]

Comments: I am writing to object to the plans issued by SATNAM for the development of peel hall park in Warrington I have been a resident of the outlying areas of Warrington for most of my life and the green areas that separate them are rapidly disappearing. I live in Birchwood and do all of my commuting by bicycle using off road green routes as much as possible including this one for access to Winwick and Burtonwood. What will the impact be on the local infrastructure should SATNAM get approval? The lovely village of Houghton Green will be swamped and the roads through Winwick, Poplars and Cinnemon Brow grid locked, and there are no plans for schools until the houses are occupied. Even now they are carrying out machinery operations that are destroying habitat in what is a thriving conservation area. SATNAM are not doing this for the people of Warrington, they are doing it for profit. They were allowed to get away with not building the (legally binding) quota of affordable houses on the Winwick Hospital site on the pretext that they would be built on the Peel Hall development which they had no approval for at the time. Are these people so powerful they can do what they like? Yours faithfully. Robin Eldridge

Form Reference Number: 232444

02.09.16 08:57:19

**From:** [REDACTED] on behalf of [devcontrol@warrington.gov.uk](mailto:devcontrol@warrington.gov.uk)  
**To:** [devcontrol](mailto:devcontrol@warrington.gov.uk)  
**Subject:** Comment on Planning Application 2016/28492  
**Date:** 03 September 2016 19:07:44

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Application Number 2016/28492

Name: Mr Benjamin Buckley

Address: 3 Blackcap Walk, Birchwood, Warrington, WA3 6NU

UPRN: 100010266579

Telephone: [REDACTED]

Email: b [REDACTED]

Comments: I heard about this proposed development from my sister, and quite frankly I find it to be ridiculous. The infrastructure around the Winwick Road/ Poplars Avenue area is no where near sufficient to sustain the proposed development. The M62 at junction 9 near the top of Winwick Road already suffers during rush hour traffic, as does all of Winwick Road heading to and from the town centre. If you add 1200 houses to this area, you can guarantee at least another 1200 cars (as a minimum) trying to get into and out of this already overloaded area. If this development does go ahead, I have no idea how they plan to move the necessary heavy machinery into the area, considering a Fire engine struggled to get down Birch Avenue due to the small roads! Another point is that this land is green belt farmland, and that sort of land is few and far between, especially in Warrington centre. This land should be preserved at all costs, and not left to the mercy of large corporations who's only care is profit. Building on this land will destroy a large amount of wildlife habitats, killing animals or forcing them into the surrounding urbanised areas.

Form Reference Number: 234127

03.09.16 19:07:41

**From:** [REDACTED] on behalf of [devcontrol@warrington.gov.uk](mailto:devcontrol@warrington.gov.uk)  
**To:** [devcontrol](mailto:devcontrol)  
**Subject:** Comment on Planning Application 2016/28492  
**Date:** 03 September 2016 18:51:26

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Application Number 2016/28492

Name: Mrs carole gannon

Address: 1 Sylvia Crescent, Orford, Warrington, WA2 8EH

UPRN: 100010317177

Telep [REDACTED]

Email [REDACTED]

Comments: As a resident local to the scheme I write to object about the planning application No 2016/28492 submitted by Satnam for the Peel Hall site. The increase in vehicle numbers that would be generated by such a development is unacceptable and would add to the traffic congestion already experienced by local residents. I regularly collect my granddaughter from my son's house in Winwick and can confirm that the congestion I experience on Middleton lane is already at unacceptable levels, this development would simply add to the number of motorists using the area as a cut through to the motorway networks. Finally, as Helen Jones has stated, Peel Hall is the last true open space left in North Warrington and this should be respected by the council's planners. Yours sincerely,

Form Reference Number: 234126

03.09.16 18:51:16

**From:** [REDACTED]  
**To:** [devcontrol](mailto:devcontrol)  
**Cc:** [jonesh@parliament.uk](mailto:jonesh@parliament.uk)  
**Subject:** Peel Hall Planning Application 2016/28492  
**Date:** 02 September 2016 20:09:06  
**Attachments:** [Peel Hall Planning Application 2016 28492 Comments.docx](#)

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Please find Public Objection Comment attached.

55 Cinnamon Lane  
Fearnhead  
Warrington  
WA2 0AG

02 September 2016

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

**Public Objection Comment**

**Outline Planning Application: Land at Peel Hall: Reference Number: 2016/28492**

Dear Sir

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

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

I hope that this application is rejected.

Yours faithfully

Catherine Fortune

Sent by email to: [devcontrol@warrington.gov.uk](mailto:devcontrol@warrington.gov.uk)

Copied to: Helen Jones, MP: [jonesh@parliament.uk](mailto:jonesh@parliament.uk)

**From:** [REDACTED]  
**To:** [devcontrol](mailto:devcontrol@warrington.gov.uk)  
**Subject:** Fwd: PROPOSED DEVELOPMENT AT PEEL HALL  
**Date:** 02 September 2016 14:36:33

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Sorry - We omitted to include our address on the objection which is re-sent below:

Juliet Naughton and Terence Naughton  
1 Solway Close,  
Cinnamon Brow,  
Warrington WA2 0UP

Begin forwarded message:

**From:** Juliet Naughton [REDACTED]  
**Date:** 2 September 2016 at 10:19:59 BST  
**To:** [devcontrol@warrington.gov.uk](mailto:devcontrol@warrington.gov.uk)  
**Subject:** **PROPOSED DEVELOPMENT AT PEEL HALL**

We would like to register in the strongest possible terms our objection to the proposed development at Peel Hall. The infrastructure in the area would be unable to cope with the development, particularly the road network. Access would be via residential areas that are not suitable for increased traffic.

Juliet Naughton  
Terence Naughton



**From:** [REDACTED]  
**To:** [devcontrol](mailto:devcontrol)  
**Cc:** [jonesh@parliament.uk](mailto:jonesh@parliament.uk); [WarringtonNorth.CLP@gmail.com](mailto:WarringtonNorth.CLP@gmail.com); [Broomhead.Steven](mailto:Broomhead.Steven)  
**Subject:** OBJECTION TO PLANNING APPLICATION NUMBER 2016/28492 - PEEL HALL  
**Date:** 02 September 2016 11:54:11

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Dear Sir,

RE: PLANNING APPLICATION NUMBER 2016/28492

Please can I add my name in strong opposition to the above development - we must save Peel Hall.

My wife, myself and our children live on Radley Lane, and our property backs directly onto the land off Mill Lane. Looking at the plans for the development, one of the proposed residential areas backs right up to our land. The field, the views, the quiet and the amazing wildlife will all be gone.

In an impartial sense, this development is unwarranted, unnecessary, unwanted and unsustainable, for a myriad of reasons.

1. The road infrastructure can not support the building of such a development, let alone the actual day to day traffic demands of such an increase in the local population. With the motorway so tight to the land specified, there is no way in or out except for those roads that pre-exist. The traffic burden will reduce the area to a daily standstill and traffic scramble, not to mention it will be highly dangerous. As a father with young children on one of the routes that will be most affected by the plans, this concerns me hugely.
2. This is a green area - one of the last surviving true green areas Warrington has. If Warrington has any hopes of maintaining any illusion that it is an environmentally conscious 'Green' town, surely wiping out one of its last true green spaces will negate any of that. The area is *vital* for the local ecology, and that cannot be stated highly enough. The acres of habitat that would be lost is unthinkable. There are 82 species of bird on the Peel Hall land as things stand, never mind the mammal and insect populations. If this were development were to go ahead, the wildlife would be nothing less than destroyed. Our green spaces should be protected, always, especially those with thriving wild animal populations and lengthy histories. The idea that this could happen is truly heartbreaking.
3. The proposed development is unnecessary in the sense that all the amenities suggested already exist within a one mile radius of the current site. There are multiple pubs and eateries in the vicinity, gyms and sports centres with the Livewire establishments, retail on Winwick Road and the centre of Warrington itself, never mind Gemini and Westbrook. There is no need for this - the area already has it! Any more would oversaturate a market that is already fine.
4. The access points on Mill Lane are not owned by SATNAM, but are moreover are subject to a lease negotiated by yourselves at Warrington Borough Council to continue in their current use - how can they plan to build on something which they do not own? It is absurd. Please hold fast. Don't renege on the agreement.
5. There are so many more suitable places for houses, if Warrington really needs them. There is no demand for more housing - one of the last green spaces in Warrington should not be sacrificed to supply a demand that simply isn't there.



6. The length of time specified to build this is shocking at 10-15 years, and more than that there are no guarantees at all that a development of this scale is deliverable. The quality of life in the area will spiral immediately, as our homes suddenly sit in a noisy, ugly building site for the next decade, with no guarantees in sight.

This bring forward my feelings as a resident - my concerns are abundant, not least in terms of safety, but there are many other issues that I feel so strongly about here.

Speaking with fellow residents in the community, I have not met one single soul who is pro this development. Not one. The weight of public opinion here is so strong against the proposed plans, and the concern and anxiety it is causing is so great, that this is really messing with peoples lives and livelihoods. People are concerned about their investments, their homes, their right to enjoy their homes, the list goes on. It seems abundantly clear that ourselves the residents and the local ecology are stuck beneath the swinging pendulum of SATNAM's greed.

**GREED.** The only real motivation visible here. There is no demand for the development, no requirement for its building. The only motivation left is **GREED.**

On a very personal note, this development is devastating to myself, my wife and our two young daughters. We moved here to raise our children in an idyllic, quiet, beautiful setting, and my wife and I were thrilled to have found our dream home and perfect life, not to mention an upbringing for a children that prior we could only dream of. We have put all our savings into the move and the house purchase, and fought hard for the move. Our hard work, our dreams, our investment, lie in tatters with this proposal. We are truly devastated to read of the plans.

These feelings are not unique among the residents - far from it. We want to be able to rely on our own council to do the right thing by its residents, and its ecology.

**PLEASE REJECT THE APPLICATION.** Warrington is thriving without it. We don't need it, and we don't want it.

Yours sincerely,

Robert Parker  
Birch Tree Farm, Radley Lane

(writing also on behalf of Rebecca Parker, and our girls Ava and Sylvia)

**From:** [REDACTED]  
**To:** [devcontrol](#)  
**Subject:** Objection to planning application number 2016/28492  
**Date:** 02 September 2016 08:04:21

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Dear sir/Madame

I wish to object to the plans for the major building project on Peel hall

As a local resident I know that the local roads at times become gridlocked and could not cope with the extra demand this build would cause. also the local NHS departments are already over subscribed and have recruitment issues regarding staff

To sum up

The road network (M62) cannot cope now and the local infrastructure is over stretched .  
It is too big a build for this location and would better suit an area with better motorway links( burtonwood area)

Andre Scott  
27 st Bridgets close  
Fearhead

Sent from my iPad

**From:** [REDACTED]  
**To:** [devcontrol](#)  
**Subject:** Application 2016/28492  
**Date:** 02 September 2016 08:04:25

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Stephen Brady  
8, Grantham Avenue,  
Warrington,  
WA1 3BT

I wish to strongly object to the above proposed application on the following grounds:-

Loss of valuable open space.

Destruction of proven wildlife habitats.

Reduction in the quality of life for the existing residents along its proposed borders.

Increase in traffic along Winwick Road which could affect the access of emergency services to north Warrington and further, to any emergency on the M6 or M62. This is the only north side access road to the town and is already dangerously congested at peak times and also weekends. A further addition of at least 2000+ cars daily could be fatal.

Regards.

Stephen Brady

**From:** [REDACTED]  
**To:** [devcontrol](mailto:devcontrol)  
**Cc:** [jonesh@parliament.uk](mailto:jonesh@parliament.uk)  
**Subject:** application, reference number 2016/28492  
**Date:** 03 September 2016 12:34:52

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Dear Sirs

I am writing to voice my objection to the above planning application for the development of new homes on Peel Hall Park.

Residents have made their feelings on this matter clear on several occasions in the past and there is strong resistance among the local community against this development taking place.

We have a lot of traffic in the area as it is - an extra 1200 homes will just lead to even more traffic build up, particularly on the roads leading to motorway junctions such as the M62.

In the years that I have lived here (over 20 years now) I have seen the traffic increasing on Enfield Park Road and Crab Lane, particularly in the busier periods of the day when people are travelling to and from work. The extra business development in Birchwood Business Park has led to considerable congestion at peak times and, whilst this has been partially alleviated by the new traffic light system near Birchwood Forest Park junction, there is still far more traffic using these roads than there used to be. The hold ups in traffic start from early morning and again in the early afternoon and can only get worse with more residents needing to use the routes.

Residents have expressed their concerns about speeding traffic on Enfield Park Road and I have attended public meetings about this. We generally find that the result is the use of a traffic policeman setting up speed traps on Enfield Park Road for a couple of days, then we never see one operating there again - I feel that this is often a token solution, set up to appease residents, but not with any real intention of sustaining traffic enforcement in the area. We have asked for speed bumps to be set up on the road but have been told by our then local parish councillor that these are often ineffective - despite surrounding areas such as Capesthorpe Road and Myddleton Lane having these. So effectively we have little or no speed monitoring or control on Enfield Park Road, and encouraging more traffic in the area is just going to add to the problem.

Delph Lane is ill equipped to cope with the amount of traffic that uses it for access to the M62 and M6 as it is narrow and has blind corners. I often see cyclists trying to use Delph Lane and am concerned for their safety with the volume of cars that currently use the road. Extra traffic will only add to the dangers faced by people who are trying to use more sustainable forms of transport in the area.

I also do not understand why, when the Environment Agency and the Council have gone to such lengths to improve the flood defences of the area by the work carried out on the

brook, we now have to face the possibility of extra construction on Peel Hall Park - surely this will just add to the surface water run off in the area and cannot be conducive to a good flood management plan?

Peel Hall Park provides an area of parkland that is enjoyed by many residents and I delight in reading Steve Dodd's posts on social media about the many varieties of birdlife and animal life that he comes across on his many outings on the parkland. I love walking in this area and appreciate having a peaceful, open green area accessible to all.

I would urge you to reject these plans - they have been turned down before and I don't understand why we have to keep fighting this battle - surely residents have made their feelings clear and shouldn't have to keep fighting this development.

Yours faithfully

Mrs P Mann  
1 Gairloch Close

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

Address: 2 Coldstream Close

Cinnamon Brow Warrington

Lesley Fitzhugh

Steven Donoghue





Development Control  
New Town House  
Buttermarket Street  
Warrington WA1 1XL

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Address: .....  
5, RADLEY LANE HOUGHTON GREEN  
WARRINGTON WA2 0TB  
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