

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.
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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

Simon Eden & Sarah Eden-Heyes

Address: 57 Mill Lane, Houghton Green

Warrington, WA2 0SX

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Yours faithfully

[Redacted signature and name]

Address: 133 WINDERMERE AVENUE
..... ORFORD, WARRINGTON. WA2 0NU
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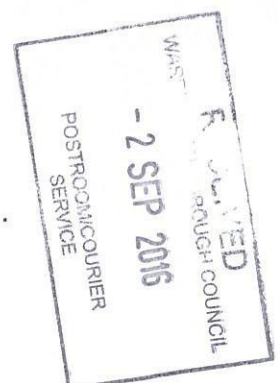
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This application should be refused.

Yours faithfully

Address: 56 LOCKERDIE CLOSE, WARRINGTON

WA2 0LU



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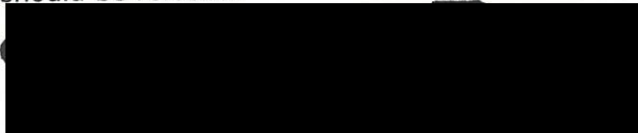
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Yours faithfully



Address: 3 Lockebie Close
Cinnamon Brow WA2 0LT

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



38 Lockerbie Close
Cinnamon Brow
Warrington
WA2 0LU

30th August 2016

Dear Sir,

PLANNING APPLICATION 2016/28492 - PEEL HALL WARRINGTON


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

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

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

The outline planning application should be refused.

Yours faithfully,


Mr L Mallett Mrs E Mallett

cc: Helen Jones MP

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Yours faithfully

R BLACKBURN
B BLACKBURN

Address: 51 LOCKKIRKIE CLOSE CINNAMON BROW

..... WARRINGTON WA2 0JT

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Yours faithfully

Andrew + Radael Wedding

Address: 100 Lockable Close Cinnamon Brow
Warrington WA2 0W

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Yours faithfully

Rita Rimmer

Address: 84, Lockerbie Close, Cinnamon Brow,
Warrington WA2 0LU

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Address: 86 Leckerbie Close
Cinnamon Brow, Warrington
WA2 0LU.

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Address: 26, LOCKERBIE CLOSE
WARRINGTON, WA2 6LU.

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Address: 86 Lockerbie Close
Cinnamon Brow, Warrington WA2 0LU

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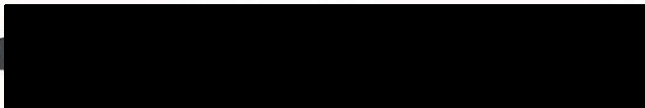
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Address: 94, LOCKERBIE CLOSE
..... FEARNHEAD WARRINGTON WA2 0LH

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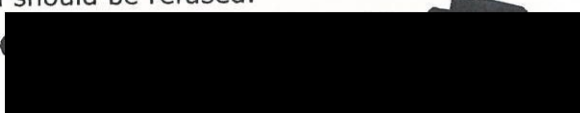
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Address: 35 LOCKERBIE CLOSE
WARRINGTON WAR OLT

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Address:

392 LOCKERBIE CROSS
CINNAMON BROW, WARRINGTON,
WA2 0LU.

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MAR + MRS GREGORY

Address: 62 LOCKERBIE CLOSE

CINNAMON BROW WARRINGTON WAZ 0HU

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34 Lockerbie Close Cinnamon Brow
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Address:

14 radley Lane
Houghton green WA2 0SY

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- 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: 14, Radley Lane, Houghton Green, Warrington
..... WA2 0SY.

Development Control
New Town House
Buttermarket Street
Warrington WA1 1XL

26th August 2016

PLANNING APPLICATION 2016/28492 - PEEL HALL WARRINGTON

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Address: 

(PHILIP KEMP)
14 Radley Lane,
Houghton Green WA2 0SY