

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

Mr & Mrs G.H Bate

Address: *Rose Cottage, 10 Radley Lane,*
Houghton Green Village, Warrington, WA2 0SY

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Address: ..

..... - 6 Radley Lane
.....
..... Houghton Green Village, WA2 0SY

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This application should be refused.

Yours faithfully

Address:

Julie + Ian Wright
8 Radley Lane
Houghton Green WA2 0SY



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Yours faithfully



Address: LAUNDERS BARN, MILL LANE,
HOUGHTON GREEN, WARRINGTON WA2 0SX

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Warrington WA1 1XL

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Yours faithfully

Address: 61, MILL LANE HOUGHTON
GREEN WARRINGTON WA2 0SX

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26th August 2016



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Yours faithfully

Address: 23 MILL LANE
HOUGHTON GREEN WARRINGTON
WAR 07

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New Town House
Buttermarket Street
Warrington WA1 1XL

26th August 2016



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This application should be refused.

Yours faithfully

Address: 25 MILL LANE HOUGHTON GREEN
WARRINGTON CHESHIRE WA2 0SU

Development Control
New Town House
Buttermarket Street
Warrington WA1 1XL

26th August 2016



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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

[Redacted signature]

Mr + Mrs S O'Riordan

Address: 30A Mill Lane

Houghton Green Village

WARRINGTON

WA2 0SU

WA2 0SU

38 Mill Lane,
Houghton Green,
Warrington,
Cheshire,
WA2 0SU
29th August 2016

Development Control,
New Town House,
Buttermarket Street,
Warrington,
WA1 2NH

Ref: Planning Application Number 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.
- Vehicle and pedestrian safety compromised to suit development. Insufficient access points for the proposed volume of traffic and insufficient safe pedestrian access.
- Traffic from an additional 1,200 new dwellings gives a minimum additional number of vehicles of 712 in the morning and 776 in the afternoon. 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. The current road infrastructure cannot cope with current volumes of traffic.
- Loss of existing greenfield amenity value to local residents and irrevocable change to the intrinsic character of the area. This is in direct contravention of the National Policy Planning Framework (NPPF) which promotes the use of brownfield land.
- Warrington currently has sufficient additional housing supply land on allocated sites without resorting to greenfield land. As noted in Appeal decision APP/M0655/A/13/2192076 "whilst there is a national imperative to boost the supply of housing, there is no difficulty doing that in Warrington."
- No increase in the number of sports pitches to accommodate 576 additional children. Insufficient sports pitches/open space for all areas affected by the development.
- Unacceptable proposed phasing for school build to accommodate said 576 additional school children in an area already oversubscribed.

This outline planning application should be refused since 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 NPPF. In particular the nearest railway station (Padgate) is some 2.5km from the location so outside of easy walking distance.

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

Yours faithfully,


Paul Millington

Development Control
New Town House
Buttermarket Street
Warrington WA1 1XL

26th August 2016

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Yours faithfully

Address: F & P SHOEBRIDGE
53 MILL LANE. HOUGHTON GREEN.

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This application should be refused.

Yours faithfully

Address: JAKE COOK
THE PADDOCK, MILL LANE
HOUGHTON GREEN
WARRINGTON WA2 0SX



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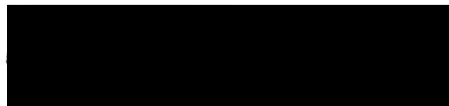
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Yours faithfully



Address: NEIL COOK
The Paddock Mill Lane
Houghton Green
WA2 0ST

Development Control
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26th August 2016



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Yours faithfully

Address: Francesca Cook
..... The Paddock Mill Lane
..... Houghton Green WA2 0SX

Development Control
New Town House
Buttermarket Street
Warrington WA1 1XL

26th August 2016



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Yours faithfully



Address: MICHELE COOK
THE PADDOCK MILL LANE WA2 0SX

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New Town House
Buttermarket Street
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26th August 2016



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Yours faithfully

Address: No 1 COLDSTREAM CLOSE
CINNAMON BROW WARRINGTON
MR, MRS M/C COLGAN

Development Control
New Town House
Buttermarket Street
Warrington WA1 1XL

26th August 2016



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Yours faithfully

Address: 5 COLDSTREAM CLOSE
WARRINGTON CHESHIRE WA2 0LJ

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This application should be refused.

Yours faithfully
KATHLEEN ARRANDALE
BRYAN ARRANDALE
MICHAEL ARRANDALE

Address: 41 COLDSTREAM CLOSE, CINNAMON BROW,
WARRINGTON, WA1 1XL

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Warrington WA1 1XL



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Yours faithfully

Mr A S Whyte < Mrs K J Whyte
Address: 43 COLDSTREAM CLOSE, WARRINGTON
WA2 0LJ.

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Warrington WA1 1XL

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Dear Sir,

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- 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] DGOSUNG

Address: 45 LOUDSTREAM CLOSE Cinnamon Brow
WARRINGTON WA2 0LS CHESTERS

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: 113 Newhaven Road
..... Warrington WA2 0NS.

Development Control
New Town House
Buttermarket Street
Warrington WA1 1XL

26th August 2016



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A large black rectangular redaction box covering the signature area.

Address: 135 NEWHAVEN ROAD
WARRINGTON WA2 0NS