

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.
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- Insufficient safe pedestrian access.
- Vehicle and pedestrian safety compromised to suit development.
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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

Address: 131 NEWHAVEN ROAD  
OFFORD, WARRINGTON, CHESHIRE

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30 AUG 2016

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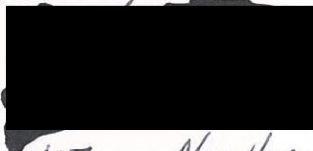
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Address: ..... 117 Newhaven Road

..... Warrington WA2 0NS



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Yours faithfully Jeannett Collier

Jessica Collier

Address: 66 Newhaven Rd, Orford,  
Warrington WA2 0NS.

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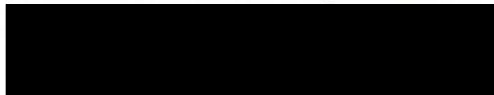
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Yours faithfully



Address: 52 NEWHAVEN ROAD  
WARRINGTON WA2 0NR



6 Welsby Close  
Fearnhead  
Warrington  
WA2 0DW

28<sup>TH</sup> August 2016

Re. Planning Application 2016/28492

Dear Mrs,

We strongly wish to oppose Satross plans to build 1200 homes on Peel Hall. Our reasons being that the loss of green space in this area, and the increased traffic that this development would ~~cause~~ cause on already busy roads in this area. We urge the council to reject this application.

Yours faithfully



22-8-2016

25 Welsby Close  
Fearnhead  
WA2 9DB

✓  
To whom it  
concerns  
PLANNING APPLICATION



PEEL HALL  
SATNAM HOLDINGS

Now 1,200 new homes, and all other promised amenities. No Nature Reserve to replace what was lost when, overnight that Peel Hall lost an Area of special Scientific Interest, a habitat, for it was ploughed up field, a loss to Wild life & birds an open space for rare species, ruined a place precious place, to the people who had studied it and had it listed for generations to come, who cared.

Why do Satnam have to win the Fight going on in petitions over all the years with a great number of appeals (Big Business!! who know people, (nose tap) and the money to push things through yet another appeal, to wear the PEOPLE down who care who want something to



Stay the same familiar, all of the town centre changed, again for me as well as others we know, changes in places, need to modernised, towns especially

But Nature changes over a slower time and that's important to the communities too.

As mentioned in the petition a massive change will irreversibly change the areas. Destruction of the last green spaces the Peel Hall areas, Cinnamon Brow, Poplars Avenue, with houses destroyed, for access to the development and lots more traffic on our roads as if there wasn't enough I've seen lots of changes being born in 1940 but stopping this one Council Planners Councillors and members of the communities affected deserve to be listened. I'm an old one but for the young there was no mention of affordable dwellings but read the petitions, and vote an irrevocable NO.

Σ Boardman

APPLICATION NUMBER  
2016/28492

15. DALLATER DRIVE  
CINNAMON BROW  
WAR2014



DEAR SIR OR MADAME.

WE HAVE LIVED ON DALLATER DRIVE FOR 28 YEARS AND FOR AS LONG AS I CAN REMEMBER SATNAM HAVE BEEN TRYING TO DEVELOP ON THIS LAND AT PEEL HALL, THIS HAS BEEN BLOCKED EVERYTIME FOR VARIOUS REASONS AS FAR AS I KNOW THEY STILL APPLY.

IT SEEMS THAT SATNAM'S PLANS HAVE NOW INCREASED FROM ABOUT 500 HOUSES TO 1500 HOUSES AND NOW A FULL BLOWN TOWN.

MY MAIN CONCERN IS WITH THE AMOUNT OF TRAFFIC THIS WOULD ENTAIL ESPECIALLY IF MANUFACTURING PREMISES ARE ERECTED.

THE ROADS IN THE AREA ARE ALREADY DUST ESPECIALLY AT RUSH HOUR.

LIVING ON THE CORNER OF DALLATER DRIVE AND COWSTREAM CLOSE AT PEAK TIMES I SEE HOW DUSTY AND DANGEROUS THIS CORNER CAN BE, I DON'T KNOW IF THERE ARE ANY PLANS TO MAKE DALLATER ROAD A THROUGH ROAD BUT THIS WOULD MAKE THE SITUATION WORSE (AND DALLATER IS NOT A VERY WIDE ROAD)

OUR OTHER CONCERN IS PEEL HALL AND THE SURROUNDING AREA ~~OFF-PLAN~~ ONE OF THE FEW TRANQUILL SPOTS AROUND TO ENJOY.

YOURS MR & MRS P. HOUGHTON



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Yours faithfully,

Address: .....

25 BALLATER DRIVE, WA2 0LX

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WARRINGTON



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Address: 242 NEWTON ROAD WINWICK  
WA2 8QN

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Address: 1 ELM ROAD WINWICK  
WARRINGTON WA2 9TW



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Address: 39 Ballater Drive Warrington  
Cheshire WA2 0LX

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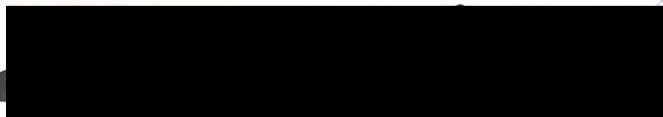
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Address: 123 Sandstone Ave  
Warrington WA2 0NE



30 AUG 2016

Mr K.J.M.Burke  
41, Solway Close  
Fearhead  
Warrington  
WA20UP  
22/08/16

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

Subject : Satnam Millennium Ltd  
Development - Peel Hall

Dear Sir,

I am writing this letter to yourselves objecting on behalf of my wife and myself, to the development by Satnam Millennium Ltd Re : The Peel Hall planning application. I have been a Fearhead resident for over 56 years and during that time witnessed massive development at this end of town. North of Warrington has contributed during that time, more than it's share to the economy of the town and deserves some quality of life for the existing residents for the present and the future.

To be built on land "cheek to joule" with the M62 is both thoughtless and selfish in the pursuit for profit - regardless of pollution to be inflicted on the future residents of that development. This is the last remaining lung for this area, and should be considered as such. The impact on the present infrastructure would, of course, be massive on the present industries developed in the past, and those living outside the area commuting to those industries employing them. This no doubt would have an effect on future "would be" investors, and the future of Warrington in general. Our objections no doubt would speak for many others.

Yours sincerely



Mr. K. J. M. Burke



Mrs M Burke

cc: Helen Jones MP

Mr K.J.M.Burke  
41, Solway Close  
Fearhead  
Warrington  
WA20UP  
22/08/16

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

**Application number: 2016/28492**

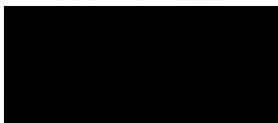
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Mr. K. J. M. Burke



Mrs M Burke

cc: Helen Jones MP



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Address: .....118, OREDAI LANE.....

.....WARRINGTON, CHESHIRE, WA2 7AD.....



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(KEVIN STOUT)

Address: ..... 56, TRAUTBECK AVE .....  
..... WARRINGTON .....



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Address: 

BIRCHWOOD WA3 6NW

27 DUNNOCK GROVE



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(Collette Graves)

Address: .....

2 Admirals RC  
Oakwood

WA3 6QS



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- 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.

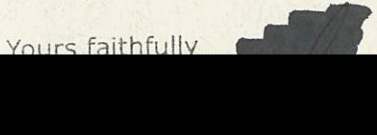
This outline planning application should be refused, the applicant cannot demonstrate that the proposed development is sustainable as a whole or compliant with NPPF.

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: 37 Applesby Road, Orford, Warrington  
WA2 9UA



Development Control  
New Town House  
Buttermarket Street  
Warrington WA1 1XL

26th August 2016

30 AUG 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: 68. Colswold Road  
Warrington WA2 9SG