

## LIVE IN WINWICK, CROFT, ORFORD OR FEARNHEAD?

### YOU NEED TO READ THIS

The red lined area below is countryside that stretches from WINWICK top left to FEARNHEAD top right and ORFORD at the bottom.

There is a proposal being made by SATNAM to build 1200 houses on Peel Hall, the only beautiful piece of Green Field countryside we in this area have to walk the dogs or take the kids and one that is filled with wildlife.

1200 houses will bring an easy 1800+ extra cars and 2000+ more people to an area already struggling to cope at rush hours. The Doctors surgeries and hospital are already under pressure, let alone the school situation.

This Green Field area is about fifth on the list for development in Warrington behind alternative and better suited brown field sites that have very little natural wildlife and no flooding problems.

Add this to the proposed Omega housing development at the new mway slip road, the fact that Newton Le Willows council are allowing building up to Warringtons boundaries, St Helens council have given the go ahead for 237 hectares of Winwick Quay like 'employment zones' to be built on their outskirts and what could possibly be built upon the old Parkside Colliery then the Winwick /M62/M6 end of this town will be even more of a no go zone than it is now.

I cannot see the already stretched to the limit infrastructure coping with all of this added building, traffic and population.

Also it should be revealed that Warrington is almost ten years ahead of it's proposed housing development quota...not one or two years....almost TEN!

So why is this area being pushed for development?

Because SATNAM bought the land at agricultural rates for £500,000 - and their cut of the proposed £180 million development will be?

£60 million!!

This is the true reason that SATNAM wish to build on this area when there are more suitable and accessible areas for development in Warrington already.

I propose that as the 1200 homes will connect all three areas it will turn into a red brick nightmare, the added traffic/population will cause chaos to

an already stretched to the limit infrastructure and will without doubt drastically reduce the quality of life for the existing residents of these areas.

If you are a resident in any of these areas or if any of your friends are could you please share this as I have only recently found out myself of these plans, I have had no notification from SATNAM.

There is a FB Group with almost a thousand members:

<https://www.facebook.com/groups/510153435857814/?fref=ts>

If this proposal goes through it will change this area and most definitely your lifestyle for the worse.

Thank you

**From:** Warrington North Labour Party  
**To:** [devcontrol](#); [Broomhead, Steven](#); [Burrows, Lucy](#); [Bell, Michael](#); [Farrall, Andy](#)  
**Cc:** [Barr, Councillor Bob](#); [Carey, Councillor Peter](#); [Flaherty, Councillor Jean](#); [Grime, Councillor Joan](#); [Keane, Councillor David](#); [McCarthy, Councillor Tony](#); [Mitchell, Councillor Cathy](#); [Morgan, Councillor Les](#); [Mundry, Councillor Karen](#)(Hidden 15/06/07\_SOR0; [Wheeler, Councillor Judith](#); [Woodyatt, Councillor Sheila](#); [Wright, Councillor Steve](#); [Tarr, Councillor Morgan](#); [Hannon, Councillor Mike](#); [Morris, Councillor Kerri](#)  
**Subject:** Planning Application 2016/28492 - Objection from Mr Daniel Rowlinson  
**Date:** 27 January 2017 09:38:11

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Please find below a formal objection to the above planning application from Mr Daniel Rowlinson, a resident of the Orford ward.

For the avoidance of doubt, the attached document represents 1 individual objection to the application.

**Mr Rowlinson, of 22 South Avenue, Orford, writes:**

"We must keep the few green open spaces we have protected for the enjoyment of not just ourselves, but also anyone else who lives in this area in the future"

Kind regards and best wishes,

**Warrington North Labour Party**

**CC. Members of the Development Management Committee  
CC. Elected members for Orford Ward**

INCOMING EMAIL

From: Warrington North Labour Party <warringtonnorth.clp@gmail.com>  
To: devcontrol <devcontrol@warrington.gov.uk>, Broomhead, Steven  
<sbroomhead@warrington.gov.uk>, Burrows, Lucy  
<lburrows1@warrington.gov.uk>, Bell, Michael <mbell1@warrington.gov.uk>,  
Farrall, Andy <afarrall@warrington.gov.uk>  
CC: Barr, Councillor Bob <bbarr@warrington.gov.uk>, Carey, Councillor Peter  
<pcarey1@warrington.gov.uk>, Flaherty, Councillor Jean  
<jflaherty@warrington.gov.uk>, Grime, Councillor Joan  
<jgrime@warrington.gov.uk>, Keane, Councillor David  
<dkeane@warrington.gov.uk>, McCarthy, Councillor Tony  
<tmccarthy@warrington.gov.uk>, Mitchell, Councillor Cathy  
<cmitchell@warrington.gov.uk>, Morgan, Councillor Les  
<lmorgan2@warrington.gov.uk>, Mundry, Councillor Karen (Hidden 15/06/07 SORO  
<kmundry@warrington.gov.uk>, Wheeler, Councillor Judith  
<jwheeler1@warrington.gov.uk>, Woodyatt, Councillor Sheila  
<swoodyatt@warrington.gov.uk>, Wright, Councillor Steve  
<stevewright@warrington.gov.uk>, O'Neill, Councillor Terry  
<toneill@warrington.gov.uk>  
Date: 12/12/2016 11:10:12  
Subject: Planning Application 2016/28492 - Objection from Mr Kevin Rapson

<META HTTP-EQUIV="Content-Type" CONTENT="text/html; charset=utf-8">  
<div dir="ltr">Please find below a formal objection to the above planning  
application from Mr Kevin Rapson, a resident of the Burtonwood and Winwick  
ward.<div><br></div><div>For the avoidance of doubt, the attached document  
represents individual objection</u>&nbsp;to the  
application.<br><br><strong>Mr Rapson of 94 Myddleton Lane, Winwick,  
writes:<br></strong>&quot;Winwick traffic bad enough, council ought to come and  
see what it is like in a morning!&quot;<br></div><div><br></div><div>Kind  
regards and best wishes,<br><br><strong><u>Warrington North Labour  
Party</u><br><br><strong><u>Members of the Development Management  
Committee</u><br><strong><u>Elected members  
for<br>Burtonwood and Winwick<br>Ward</u></div></div>



INCOMING EMAIL

From: devcontrol  
To: Burrows, Lucy  
Date: 18/08/2016 10:11:18  
Subject: FW: Comment on Planning Application 2016/28492

6

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 17 August 2016 14:29  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Application Number 2016/28492

Name: Mr Louis Warburton

Address: 18 Elm Road, Winwick, Warrington, WA2 9TW

Comments: Why is the whole of one side of Elm Road NOT classed as Neighbours to this awful development? This development will impact ALL residents on Birch avenue and Elm Road therefore, all residents properties should be included!

Form Reference Number: 213500

17.08.16 14:28:40

## INCOMING EMAIL

From: devcontrol  
To: Burrows, Lucy  
Date: 25/08/2016 10:15:25  
Subject: FW: Comment on Planning Application 2016/28492

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 20 August 2016 11:02  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Appliction Number 2016/28492

Name: Mr Russell Pollard

Address: 123 Newhaven Road, Poplars And Hulme, Warrington, WA2 0NS

Comments: The land behind my house is the site for later stages of the project by newhaven road. We use our garden extensively all year round. While building work is going on will resedents disrupted by work be compensated. This could really impact my standard of living. I has a big chance of impacting on my mental health as i suffer with Millitary service related mental health issues that ment i had to give up a job as a project manager for a construcion company due to the dust and noise being major triggers for me. I am feeling pretty aprehensive about the whole situation and it is already effecting me. I realise you cant and should not have to make plans around a individual with mental health issues but i wanted to highlight this. Access to the sight. They can buy my house knock it down and put a road in off newhaven if they like or just swap me into one of the new ones im not fussy. Next cycle paths. The access and regress from this area is pretty poor due to volume of traffic are you going to link the current cycle path system in warrington to the new scheme. To encourage healthy lives and reducing traffic. This should be paid for by the developers. While i understand lots of people are objecting to this i see the sight as a decent location for housing as long as traffic thought about. There is a real need for housing

Form Reference Number: 216820

20.08.16 11:02:22

INCOMING EMAIL

From: devcontrol  
To: Burrows, Lucy  
Date: 25/08/2016 10:12:25  
Subject: FW: Comment on Planning Application 2016/28492

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 19 August 2016 12:18  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Application Number 2016/28492

Name: Mrs lindsay braide

Address: 131 Newhaven Road, Poplars And Hulme, Warrington, WA2 0NS

Comments: Shocking that warrington would even be even considering to get rid of all the wildlife that live on there & greenery Not to mention all the air pollution & noise, warrington has too many bars and fast food places as it is, I am NOT in favor of this application at all, my children love to watch the wildlife, and I would hate for them to see MORE BUILDINGS!!!, MORE BARS & TAKEAWAYS, KEEP IT GREEN & THE AIR CLEAN.

Form Reference Number: 215769

19.08.16 12:17:55

INCOMING EMAIL

From: devcontrol  
To: Burrows, Lucy  
Date: 25/08/2016 10:12:25  
Subject: FW: Comment on Planning Application 2016/28492

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**From:** James Shaw **Sent:** 18 August 2016 11:49  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Mr James Shaw  
Midhops Farm  
Delph Lane  
Houghton Green  
Warrington  
WA20TD

Dear Sirs

I live in Houghton Green and whilst I appreciate the need for good quality affordable housing in the area. However, my main issue is how traffic will be dealt with that is aiming to get to the M6 or M62 motorway at rush hour.

Delph lane junction heading onto Mydelton lane at Winwick is already very busy and will only get worse with commuters from up to 1200 new homes plus people travelling to the businesses and school located on the development there doesn't seem to be any thought behind this how to deal with the additional volume of vehicles.

Not to mention the irreparable lost of green space to the area. This development must be reconsidered as it will be of a huge negative impact to the residents surrounding this monstrous development. The planning application has been rejected before and should be again.

Regards James Shaw

## INCOMING EMAIL

From: devcontrol  
To: Pearson, Pauline  
Date: 26/08/2016 10:25:26  
Subject: FW: PEEL HALL PLANNING APPLICATION

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**From:**  
**Sent:** 20 August 2016 12:10  
**To:** devcontrol  
**Subject:** PEEL HALL PLANNING APPLICATION

RE: PEEL HALL PLANNING APPLICATION.

I would like to state my objection to the proposed site.

The land at Peel Hall is one of the last few green spaces left in Warrington, and as such is the habitat of many varied and often rare species of wildlife and birds. I feel it is of great importance to point out that continued destruction of our wildlife has very grave consequences for the environment in the long term and it would be foolhardy to disregard this in favour of a housing estate.

I am a local resident who enjoys to walk in the area with my dog and children on a daily basis and the proposals to build yet another KFC on the site is outrageous when surely it is our duty to be addressing growing obesity and its associated diseases such as diabetes? For many low income families in the area who don't own a vehicle Peel Hall provides an opportunity to walk and improve fitness, the last thing they need is another fast food outlet!

I urge WBC to reject the proposals and consider that when the last few green spaces are built on, our trees are diminished and the wildlife is gone, what kind of a place are we leaving for our future generations? I suggest the future is looking very bleak.

Lynda Price

Sent from my Samsung Galaxy smartphone.

## INCOMING EMAIL

From: devcontrol  
To: Pearson, Pauline  
Date: 26/08/2016 10:27:26  
Subject: FW: Peel Hall Park

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**From:**  
**Sent:** 20 August 2016 12:49  
**To:** devcontrol  
**Subject:** Peel Hall Park

## Satnam Planning Application for Peel Hall Park - objection

We use this area a lot for recreational purposes and exercise. Additionally, we recognise that this is a wildlife haven for an abundant number of species. The impact on local traffic would be seriously detrimental to the existing community and raise pollution levels considerably. Also, it is highly likely that this will affect local drainage, increasing the flood risk as this land is low lying.

We strongly oppose this planning application on the above grounds. Before any permission is granted, we would fully expect to see full impact assessments on traffic, flooding, schooling provision (is a new school needed?), impact on local business (commercial impact on local shops already in existence). The traffic impact is to include all routes from this area, including the A574 into Warrington, Birchwood Way, Blackbrook Avenue, Mill Lane, Delph Lane, Middlewich Lane and Enfield Park Road.

In particular, what is the rationale for the siting of a new roundabout in Mill Lane at the back of no 35, Shetland Close?

I look forward to receiving full copies of all these impact assessments as soon as they are available.

Regards  
Catherine Askey  
Richard Askey  
Joshua Askey  
Charlotte Askey

35, Shetland Close  
Fearnhead  
Warrington  
Cheshire  
WA2 0UW

INCOMING EMAIL

From: devcontrol <devcontrol@warrington.gov.uk>  
To: Pearson, Pauline <ppearso@warrington.gov.uk>  
Date: 26/08/2016 10:47:26  
Subject: FW: No to the planning application 2016/28492

-----Original Message-----

From: Carolyn Stewart  
Sent: 20 August 2016 13:13  
To: devcontrol  
Subject: No to the planning application 2016/28492

Dear Sir or Madam

I received a letter from HELEN Jones MP today regarding the above planning application My family & I Carolyn Mark & Hannah oppose this planning as this will irrevocably destroy our green space in the area disrupting nature immensely.

Mr & Mrs Stewart

Sent from my iPad

INCOMING EMAIL

From: devcontrol  
To: Pearson, Pauline  
Date: 26/08/2016 10:50:26  
Subject: FW: Comment on Planning Application 2016/28492

**From:** [REDACTED]  
**Sent:** 20 August 2016 13:39  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Application Number 2016/28492

Name: Mrs Helen Ding

Address: 130 Windermere Avenue, Poplars And Hulme, Warrington, WA2 0NE

UPRN: 100010324529

Telephone:

Email:

Comments: The volume of traffic in the area is already high enough, with main access routes in and out of the estate already overloaded (exit by development at Fordton & end of Northway on to Long Lane). This will increase the noise and traffic local to our home and I feel the addition to yet another pub in the area will decrease security.

Form Reference Number: 216948

20.08.16 13:38:59



INCOMING EMAIL

From: devcontrol <devcontrol@warrington.gov.uk>  
To: Pearson, Pauline <ppearso@warrington.gov.uk>  
Date: 26/08/2016 10:51:26  
Subject: FW: Satnam planning submission for Peel Hall ref 2016/28492

-----Original Message-----

From: John Rimme  
Sent: 20 August 2016 14:03  
To: devcontrol  
Cc: helen.jones.mp@parliament.uk  
Subject: Satnam planning submission for Peel Hall ref 2016/28492

We wish to register our strong objection to satnams latest planning submission for Peel Hall. Despite previous failures they keep submitting further plans, this one is even larger and will have a massively detrimental affect on our environment as well as depriving us of our last green space. Satnam bought this land as green belt and their only interest is to maximise their profit, they clearly have no other motive and no interest in our environment or what is in the interests of us local residents. For instance the football pitch area is the only area within walking distance for young people to use and is a valuable asset to our community encouraging exercise in an age when many youngsters are living unhealthy lifestyles. In addition the access to this development is unsuitable and will add a massive amount of additional vehicles to what is already extremely busy road traffic, particularly during rush hour. I trust you will reject this submission.

Yours sincerely,  
John& Susan Rimmer  
8 Welsby Close  
Cinnamon Brow  
Warrington  
WA2 0DW

Sent from my iPad

## INCOMING EMAIL

From: devcontrol  
 To: Pearson, Pauline  
 Date: 26/08/2016 10:53:26  
 Subject: FW: OBJECTION TO PEEL HALL PLANNING APPLICATION

**From:** Jacqueline Green  
**sent:** 20 August 2016 14:28  
**To:** devcontrol  
**Cc:** jonesh@parliament.uk; Helen Jones MP  
**Subject:** OBJECTION TO PEEL HALL PLANNING APPLICATION

**THIS IS A FORMAL OBJECTION TO SATNAM PLANNING APPLICATION ON THE SITE OF PEEL HALL**

Yet again, we, the residents of Fearnhead, Cinnamon Brow and surrounding areas are fighting to keep the scourge that is Satnam from decimating the green area around our homes.

The areas of concern are diverse and many:

- Traffic issues in relation to residents access to existing schools, business and work travel. The simple, straightforward facts are, the roads are not fit for purpose currently, creating traffic jams, hazardous and danger to all concerned at peak times without increasing the populous further.
- The Satnam proposal for an additional 1,200 residential properties, plus residential care home (presumably this has been added to try and appease senior residents such as myself) and a variety of businesses will only exacerbate the road network problem.
- Satnam's complete and utter disregard for green land and wild life in favour of money-making. This development would rob all age groups from enjoying the countryside, observing animals and birds and would render the area bereft of opportunity for relaxation.
- Those of us who lived through the development of Westbrook and surrounding areas know only too well the issues created by mass development. I clearly remember taking more than an hour to travel 2 miles to work every morning, and Winwick Road becoming a 'no-go' area at Christmas and New Year following the business development at Gemini Business Park and onwards to the Penketh/Great Sankey areas.
- In 2015, during a meeting at St Bridget's Church Hall, facilitated by Satnam it was clear they are only interested in gaining planning permission. They will then walk away (with profit running into millions of pounds) and leave our homes and area at the mercy of random builders and contractors. As I previously mentioned money is their only interest here. Such was the strength of feeling of residents, a Satnam employee ran out of the hall crying when challenged. Their employees actively avoided any residents, including myself, who were prepared to openly discuss their ethics.

I posed the question, at the above meeting, "how many times can Satnam come back with planning proposals before they finally recognise that no means no?" Having received no response I ask the question again.

In 10 years time, as a resident in my 70's will I still be fighting this poisonous organisation in it's attempts to abort the countryside and wild life from Warrington North? If I'm still here, and Satnam are too, yes I will.

As a Warrington resident I request you, the Warrington Borough Council Planning Department, reject this planning application and advise Satnam, an all other 'sharp practice' organisations, no further applications will be heard.

*Jacqueline Green*

INCOMING EMAIL

From: devcontrol  
To: Pearson, Pauline  
Date: 26/08/2016 10:54:26  
Subject: FW: PEEL HALL PLANNING APPLICATION

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**From:**  
**Sent:** 20 August 2016 16:35  
**To:** devcontrol; [REDACTED]  
**Subject:** Fwd: PEEL HALL PLANNING APPLICATION

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: "

Date: 20/08/2016 12:10 (GMT+00:00)  
To: [devcontrol@warrington.gov.uk](mailto:devcontrol@warrington.gov.uk)  
Subject: PEEL HALL PLANNING APPLICATION

RE: PEEL HALL PLANNING APPLICATION.

I would like to state my objection to the proposed site.

The land at Peel Hall is one of the last few green spaces left in Warrington, and as such is the habitat of many varied and often rare species of wildlife and birds. I feel it is of great importance to point out that continued destruction of our wildlife has very grave consequences for the environment in the long term and it would be foolhardy to disregard this in favour of a housing estate.

I am a local resident who enjoys to walk in the area with my dog and children on a daily basis and the proposals to build yet another KFC on the site is outrageous when surely it is our duty to be addressing growing obesity and its associated diseases such as diabetes? For many low income families in the area who don't own a vehicle Peel Hall provides an opportunity to walk and improve fitness, the last thing they need is another fast food outlet!

I urge WBC to reject the proposals and consider that when the last few green spaces are built on, our trees are diminished and the wildlife is gone, what kind of a place are we leaving for our future generations? I suggest the future is looking very bleak.

Lynda Price

Sent from my Samsung Galaxy smartphone.

## INCOMING EMAIL

From: devcontrol  
To: Pearson, Pauline  
Date: 26/08/2016 10:56:26  
Subject: FW: Peel Hall Planning Application 2016/28492

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**From:** Marian Pearce  
**Sent:** 20 August 2016 16:48  
**To:** devcontrol  
**Subject:** Peel Hall Planning Application 2016/28492

We are very much against this planning application from Satnam Millenium Ltd. They are determined to get this last piece of green land in Warrington North whatever the cost to residents and wildlife. They seem to think they are above the law and have a right to harass the Council into giving in to them at some point. Surely NO means NO, they were turned down before and therefore they should accept the answer is a definite NO.

Warrington North are becoming a dumping ground for all unwanted schemes. Next on the list will be fracking and that's another disaster for future generations to come. The roads are gridlocked almost daily and the site Satnam are pushing for will add even more traffic gridlocks. Another disaster waiting to happen.

We should take care of our natural green spaces and wildlife, what little we have left here in Warrington North should be cherished, it's so important to the environment and well being.

PLEASE TELL THEM 'NO' AGAIN

*Marian Pearce*  
*David Pearce*

## INCOMING EMAIL

From: devcontrol  
To: Pearson, Pauline  
Date: 26/08/2016 10:57:26  
Subject: FW: Ref; Peel Hall Planning Application

**From:** paul norris  
**Sent:** 20 August 2016 17:34  
**To:** devcontrol  
**Subject:** Ref; Peel Hall Planning Application

This company applying for planning consent on Peel Hall seem that they will not accept no as an answer to previous applications. Further development in this area is absolutely ridiculous, let alone the fact that they seem to be applying for 1,200 properties which is not only ridiculous but frankly quite stupid. The existing roads and facilities in this area can hardly cope with existing residents and any further development will probably cause gridlock and chaos. Peel Hall is the only green field area available to this area at the moment which is a further reason to once and for all rejecting this application. The applying company seem only interested in monetary gain and not the welfare of existing residents. PLEASE ONCE AND FOR ALL REJECT THIS PLANNING APPLICATION AND INFORM THE APPLICANT NOT TO REAPPLY IN ANY WAY SHAPE OR FORM.

INCOMING EMAIL

From: devcontrol  
To: Pearson, Pauline  
Date: 26/08/2016 12:45:26  
Subject: FW: Planning Application 2016/28492 - Satnam Peel Hall

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**From:**  
**Sent:** 20 August 2016 18:43  
**To:** devcontrol  
**Cc:** jonesh@parliament.uk  
**Subject:** Planning Application 2016/28492 - Satnam Peel Hall

Hi

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 Burlinson

Sent from [Mail](#) for Windows 10

INCOMING EMAIL

From: devcontrol  
To: Pearson, Pauline  
Date: 26/08/2016 12:48:26  
Subject: FW: Peel Hall Planning Application

**From:** Brenda Geering [  
**Sent:** 20 August 2016 19:45  
**To:** devcontrol  
**Subject:** Peel Hall Planning Application

My name is Mrs Brenda Geering, 20 Merewood Close, Orford, Warrington and I want to State my objection to the Peel Hall Planning Application as I believe that this area is important to me and my neighbours as it will cause a lot of difficulties to our green spaces although I understand the need for houses to be built for the young people of the future. If the council houses around here hadn't been sold off none of this would have happened.

Brenda Geering (Mrs)



INCOMING EMAIL

From: devcontrol  
To: Pearson, Pauline  
Date: 26/08/2016 12:52:26  
Subject: FW: Peel Hall Planning Application

**From:** Brenda Geering  
**Sent:** 20 August 2016 19:45  
**To:** devcontrol  
**Subject:** Peel Hall Planning Application

My name is Mrs Brenda Geering, 20 Merewood Close, Orford, Warrington and I want to State my objection to the Peel Hall Planning Application as I believe that this area is important to me and my neighbours as it will cause a lot of difficulties to our green spaces although I understand the need for houses to be built for the young people of the future. If the council houses around here hadn't been sold off none of this would have happened.

Brenda Geering (Mrs)

INCOMING EMAIL

From: devcontrol <devcontrol@warrington.gov.uk>  
To: Pearson, Pauline <ppearso@warrington.gov.uk>  
Date: 26/08/2016 13:05:26  
Subject: FW: Planning Reference 2016/28492

-----Original Message-----

From: janetpeak  
Sent: 20 August 2016 21:51  
To: devcontrol  
Cc: jonesh@parliament.uk  
Subject: Planning Reference 2016/28492

To whom it may concern

Please be advised that I oppose this planned development for Peel Hall in the strongest terms.

It beggars belief that such a massive development could be seriously considered in this area.

Seems that you are trying to turn it into another Chapelford, on what is our last remaining green site area around here.

I see the company who was sold this land cheaply as agricultural land have already started ripping out trees and shrubs when birds were nesting. They have already started to destroy precious wildlife habitats, and this is heartbreaking.

This beautiful pace is a well loved community resource, and a breath of fresh air in an urban jungle. I don't wish to stand by and seen this space lost for future generations and know I did nothing.

Lets face it the developers are not in this because they care for this community but because they see pound signs before their eyes.

If they believe that we will roll over because they offer us an extra pub/restaurant and supermarket, then they have a very low opinion of what living in this community means to us.

How many times do we have to keep fighting for this site and developers with this council, before the message gets through!

Regards



INCOMING EMAIL

From: devcontrol  
To: Pearson, Pauline  
Date: 26/08/2016 13:09:26  
Subject: FW: Comment on Planning Application 2016/28492

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 20 August 2016 23:21  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Application Number 2016/28492

Name: Mrs Marie Jones

Address: 37 Windermere Avenue, Poplars And Hulme, Warrington, WA2 0NB

UPRN: 100010324428

Telephone:

Email:

Comments: I object to the Peel Hall development. Peel Hall is the last major green space in Warrington North and the area needs it for recreation. Also Warrington hospital and GP services are stretch as it is with the population in Warrington this needs to be considered before we grow the population more.

Form Reference Number: 217250

20.08.16 23:20:33

INCOMING EMAIL

From: devcontrol  
To: Pearson, Pauline  
Date: 26/08/2016 13:14:26  
Subject: FW: Peel hall planning

**From:** David Toller  
**Sent:** 21 August 2016 11:18  
**To:** devcontrol  
**Subject:** Peel hall planning

I have to register my discust that a development on this site is even being considered. You will know this is one of the last remaining green spaces left in the north warrington area on top of this the size of the development would cause so much congestion and disruption to the area for years.

It has been suggested that some underhand dealings have been taking place in positions of authority, I hope this will be investigated and made sure this has no bearing on any decisions.

INCOMING EMAIL

From: devcontrol  
To: Pearson, Pauline  
Date: 26/08/2016 13:20:26  
Subject: FW: Opposition to Peel Hall Planning Application

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**From:** Phil Buchanan [  
**Sent:** 21 August 2016 11:47  
**To:** devcontrol  
**Cc:** jones@parliament.uk  
**Subject:** Opposition to Peel Hall Planning Application

To Warrington Borough Coucil Planning Department  
We, the undersigned, object to any residential development on Peel Hall site.

Phillip John Buchanan, Susan Buchanan, Jennie Buchanan all residents at 39 Gables Close, WA2 0DR.

My family and I have lived at this address for over 30years and use this green space area for walking and recreation.

We urge all planning committee members to reject this application. This development if allowed to proceed will change the face of the area irrevocably to the detriment of local residents.

There will be huge increases to traffic and noise levels which would inevitably effect the quality of life for many local residents.

Over the last fifty years this area has done more than its fair share to increase housing levels in the Warrington area and this proposed deelopment will destroy one of the last green spaces in the area.

Please, Please , Please reject this huge development application.

Phillip, Susan and Jennie Buchanan

INCOMING EMAIL

From: devcontrol  
To: Pearson, Pauline  
Date: 26/08/2016 13:20:26  
Subject: FW: Opposition to Peel Hall Planning Application

---

**From:** Phil Buchanan [  
**Sent:** 21 August 2016 11:47  
**To:** devcontrol  
**Cc:** jones@parliament.uk  
**Subject:** Opposition to Peel Hall Planning Application

To Warrington Borough Coucil Planning Department  
We, the undersigned, object to any residential development on Peel Hall site.

Phillip John Buchanan, Susan Buchanan, Jennie Buchanan all residents at 39 Gables Close, WA2 0DR.

My family and I have lived at this address for over 30years and use this green space area for walking and recreation.

We urge all planning committee members to reject this application. This development if allowed to proceed will change the face of the area irrevocably to the detriment of local residents.

There will be huge increases to traffic and noise levels which would inevitably effect the quality of life for many local residents.

Over the last fifty years this area has done more than its fair share to increase housing levels in the Warrington area and this proposed delelopment will destroy one of the last green spaces in the area.

Please, Please , Please reject this huge development application.

Phillip, Susan and Jennie Buchanan

INCOMING EMAIL

From: devcontrol  
To: Pearson, Pauline  
Date: 26/08/2016 13:25:26  
Subject: FW: Peel Hall Planning Application 2016/28492

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**From:** Catherine Yarwood []  
**Sent:** 21 August 2016 12:05  
**To:** devcontrol  
**Subject:** Peel Hall Planning Application 2016/28492

Sir,  
I should like to register my objections to the above residential development application at the Peel Hall site.  
Regards,  
Catherine Yarwood

=====  
Catherine Yarwood  
28 Lockerbie Close  
Cinnamon Brow  
Warrington  
WA2 0LU



=====



INCOMING EMAIL

From: devcontrol <devcontrol@warrington.gov.uk>  
To: Pearson, Pauline <ppearso@warrington.gov.uk>  
Date: 26/08/2016 13:51:26  
Subject: FW: Peel Hall development

-----Original Message-----

From: Stephen Cartledge  
Sent: 21 August 2016 20:36  
To: devcontrol  
Subject: Peel Hall development

I am writing to object to the plans issued by SATNAM for the development of peel hall park in Warrington I have been a life long resident and the green areas of Warrington are rapidly disappearing. I live in Orford and often go for walks in that area. If this gets built upon, where can I go for a walk and enjoy nature without getting in a car and going to the edge of Warrington? Much of the green land around the edges of Warrington have been built upon and the recent OMEGA business park continues to sprawl out and take up huge chunks of land. What will the impact be on the local infrastructure should SATNAM get approval? 1200 homes? Most with probably 2 cars. 2400 cars in that area? How will we cope? I will be devastated if this goes ahead. Once built upon we will never get the green land back. There are many brown field sites in Warrington that can be built upon. SATNAM are not doing this for the people of Warrington, they are doing it for profit. What will future generations have to admire? Concrete jungles.

Yours faithfully,  
Stephen Cartledge  
Neville avenue  
Orford

## INCOMING EMAIL

From: devcontrol  
To: Pearson, Pauline  
Date: 26/08/2016 13:57:26  
Subject: FW: Comment on Planning Application 2016/28492

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 21 August 2016 22:42  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Appliction Number 2016/28492

Name: Mr David Griffiths-Pendlebury

Address: 164 Grasmere Avenue, Poplars And Hulme, Warrington, WA2 0LP

UPRN: 100010284345

Telephone:

Email:

Comments: The area proposed for re-development is one of the last green areas in the ever increasing in size Warrington. Whilst I understand that there is an ever increasing demand for housing stock, both for the private market and affordable social housing, surely it is vitally important to protect the open green spaces and the wildlife species that live their. Additionally surely it is important to protect these open spaces for use of the local communities - whilst parks and sports fields are important in built up areas, we surely should take advantage of and use the rural spaces that we have. I personally enjoy 'getting away' from it all after a days work by walking my dog (responsibly) in the open fields and wooded areas. I would urge the Council to think hard about what could be irreversibly lost should they grant planning permission. And whilst they also consider the prospect of economic growth through new industry and employment opportunities, I would suggest that they take this opportunity to look at the already underused and wasted areas available for such industries as shops, offices etc.. (there are already many empty office and shop premises throughout the town). Also on the subject aren't there already larger projects that are currently underway in more suitable areas such as the market re-development in the town center and the development of Albion Retail Park on Winwick Road , just a short 10 - 15 min walk from the proposed area.

Form Reference Number: 217876

21.08.16 22:41:31

INCOMING EMAIL

From: devcontrol  
To: Pearson, Pauline  
Date: 26/08/2016 15:41:26  
Subject: FW: Peel Hall development

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**From:** billy denero  
**Sent:** 21 August 2016 09:39  
**To:** devcontrol  
**Subject:** Peel Hall development

Sent from [Mail](#) for Windows 10  
This development cannot be allowed to happen.

We must have one of the biggest housing projects in the north west already.  
Thousands of houses and apartments have been built over the last few years  
Adding to the already congested roads of the town.

Letting this project go ahead will make things much worse.  
Destroying habitat for wildlife and making flooding another problem.

William Wright

INCOMING EMAIL

From: devcontrol  
To: Pearson, Pauline  
Date: 26/08/2016 15:44:26  
Subject: FW: peel hall park

---

**From:** david curry ]  
**Sent:** 20 August 2016 19:20  
**To:** devcontrol  
**Subject:** peel hall park

David Curry  
81 Windermere Avenue  
warrington

I would like to register my opposition to the satnam planning application at peel hall.  
I have various grounds to reject this apart from the obvious infrastructure problems including the mining subsidence and access problems and the change to my vista, construction traffic etc which are already a major issue.

We have a new scout hut in the development stage ?? and newts in the brook

Are these to be demolished ??

Any change to my garden outlook , which is currently into the woods will be fiercely defended by me ?

I have no problem with taking a legal stance against the developer and or council with regards to any chance of vista from my property.

There are many brown field sites in this area that could fit this scheme without destroying an established and ancient green habitat

David Curry

INCOMING EMAIL

From: devcontrol  
To: Pearson, Pauline  
Date: 26/08/2016 15:48:26  
Subject: FW: Peel Hall development - Don't let them win.

---

**From:** Leanne Browne [  
**psent:** 22 August 2016 09:10  
**To:** devcontrol  
**Subject:** Peel Hall development - Don't let them win.

I am writing to say, my family and friends, think this would totally ruin the area. The traffic is already is too much. It would create mayhem in the areas, surrounding the proposed site. The proposed site is taking all the nature and greenery from the area.

If there is another petition against this proposal, I would like to sign it, as I have done on the ones previously.

kind regards

Leana Browne (Fearnhead resident).

INCOMING EMAIL

From: devcontrol  
To: Pearson, Pauline  
Date: 26/08/2016 15:54:26  
Subject: FW: Comment on Planning Application \*28492

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 22 August 2016 09:27  
**To:** devcontrol  
**Subject:** Comment on Planning Application \*28492

Application Number \*28492

Name: Mrs Elizabeth Bostock

Address: 89 Newhaven Road, Poplars And Hulme, Warrington, WA2 0NS

UPRN: 100010301869

Telephone:

Email:

Comments: I wish to submit my disapproval of the planning application made that will affect Newhaven Road, there is barely no greenbelt land left in this area and I have resided at the address from the age of 3 1964 until 1984 and then after my divorce 2001 to the present date and have seen already many changes within the area (not all to the benefit of the community) there is already a drug problem within the area and further housing and diverse nationalities may only add to the current problem). Why when £££££ signs are evident do the powers that be not take into consideration tax paying residents who have been law abiding and hardworking??? The traffic in the Orford is problematic already and I am concerned in respect of access to the proposed site and the adverse affect on the neighbourhood.

Form Reference Number: 218106

22.08.16 09:26:39

## INCOMING EMAIL

From: devcontrol  
To: Pearson, Pauline  
Date: 26/08/2016 16:06:26  
Subject: FW: Peel Hall Proposed Development

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**From:** Robin Butler [  
**Sent:** 22 August 2016 09:52  
**To:** devcontrol  
**Cc:** jonesh@parliament.uk  
**Subject:** Peel Hall Proposed Development

How can this even be considered? Come along to Enfield Park Road, Crab Lane and roundabout to Birchwood at 7am-9.00a.m and see the congestion. At 7.45 in the morning to make the journey from Newton Grove to the roundabout at the college often takes up to 30minutes. The whole area around is cars, cars, cars. Put more vehicles on the road to make millions for Satnam and then leave a community already stretched and frustrated to become even more so. Imagine hundred or more journeys per day coming down Delph Lane to join Enfield Park Road etc and we're looking at even more gridlock situations.

Is Quality of life unimportant to these people. Answer is YES. Their only interest is making money whilst pretending they're "helping" a community. Absolute Nonsense.

FOR GOODNESS SAKE& HEALTH OF CITIZENS IN THIS PART OF WARRINGTON REFUSE THIS ILL CONSIDERED APPLICATION

Robin Butler  
Newton Grove  
Fearnhead

INCOMING EMAIL

From: devcontrol  
To: Pearson, Pauline  
Date: 26/08/2016 16:12:26  
Subject: FW: Comment on Planning Application 2016/28492

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 22 August 2016 10:18  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Application Number 2016/28492

Name: Mr Peter Hayes

Address: BOWLING GREEN FARM, Mill Lane, Winwick, Warrington, WA2 0SX

UPRN: 100012381323

Telephone:

Email:

Comments: This planning application should be rejected , we don't need another estate of this size . Mill Lane is not wide enough to take volume of traffic that would be required. We would have no green belt this side of m62. I tried for planning for 1 dwelling on 1/2 acre , these people want 1200 houses plus commercial buildings . My property has already suffered in property value and nothing has been built yet ! Mr and Mrs. P Hayes

Form Reference Number: 218144

22.08.16 10:18:08



## INCOMING EMAIL

From: devcontrol  
To: Pearson, Pauline  
Date: 26/08/2016 16:23:26  
Subject: FW: Comment on Planning Application 2016/28492

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 22 August 2016 11:55  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Application Number 2016/28492

Name: Mr Andrew Sylvester

Address: 14 Elm Road, Winwick, Warrington, WA2 9TW

UPRN: 100010279139

Telephone:

Email:

Comments: Traffic volumes will exceed previously set targets agreed by the Council, emergency services, Highways agency and an independent assessment generated by the local NHS when building the psychiatric unit adjacent to Birch Avenue and Elm Road. Satnams' assessment does not provide specific traffic flows onto and off the proposed development where its associated with the existing roads, it just focuses on trips to specific commercial developments proposed on the site. The proposal will have an adverse impact on the communities bordering the area as the existing road network and infrastructure are already congested, this will increase the current difficulties to local communities accessing or exiting their estates by road. An example of this is the existing and increasing congestion on the A49 into Warrington hampering ease of exiting Elm Road and Birch Avenue. Consideration should also be given to the width of the road on this estate as it is significantly restricted due to its width and cannot be widened due to the proximity of the existing buildings. The proposed site for development is an open park area currently utilised by local communities for recreational use and prime farm land still actively utilised. The area is not a designated brown field site which I understood should take priority for development. My understanding is that it is still a designated green belt area.

Form Reference Number: 218212

22.08.16 11:54:32

INCOMING EMAIL

From: devcontrol  
To: Burrows, Lucy  
Date: 01/09/2016 16:51:01  
Subject: FW: Peal Hall Development

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**From:** Graham Eddy [mailto:  
**Sent:** 27 August 2016 13:27  
**To:** devcontrol  
**Subject:** Peal Hall Development

Dear Sir, as one who recently looked at the plans for this site and felt it not to be a good idea I write to oppose the granting of this development and would ask the council to preserve this green space and to prevent any development of this area. There should be some consideration be given to not granting this on grounds that it is too near the M62 Motor way and is also likely to cause greater congestion on the approach roads to the site. Please also have a thought to wild life and its diminishing corridors because of overdevelopment of our area. G. V Eddy

## INCOMING EMAIL

From: devcontrol  
To: Burrows, Lucy  
Date: 01/09/2016 16:51:01  
Subject: FW: Peel hall fao Michael Davies

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**From:** jean hall [mailto:  
**Sent:** 27 August 2016 08:26  
**To:** devcontrol  
**Subject:** Peel hall fao Michael Davies

Well here we go again with Satnam proposing an even more madcap plan. Not only do they want 1300 houses on the site, but pubs schools and a supermarket as well !!! what next I wonder ??? The potential impact on the diverse wildlife on the site has been spoken about many times. as has the lack of viable access points. None of the proposed access routes are wide enough to cope with the extra traffic and the surrounding roads are already busy rat runs for traffic to reach the A49, especially at peak times. The additional traffic caused by the new Aldi site was enough, now there is talk of adding a lot more, this is not just laughable, but dangerous as well. This would not just impact the immediate area, but would have a knock on effect on the whole of North Warrington. Do peoples opinions not matter? Is it not important to have some green space in our part of Warrington for us to enjoy..?

**Is it all about money for greedy developers when it comes down to it ??**

**Satnam say they care about the public but who are they trying to kid ??**

Come on Michael do something to stop this please !!

Jean and Pete

473 Greenwood Crescent wa20ee

By the way why have we not received any letters like we should have

INCOMING EMAIL

From: devcontrol  
To: Burrows, Lucy  
Date: 01/09/2016 16:49:01  
Subject: FW: Satnam Planning Application

**From:** Daniel McLoughlin [mailto:  
**To:** devcontrol  
**Subject:** Satnam Planning Application

Dear Warrington Borough Council Planning Department,

I am writing to raise objection to the proposed development with planning application number 2016/28492.

Having lived in the area for almost a decade, I would be very sad to see Peel Hall developed, I am a very keen runner and would be saddened to lose one of the last green spaces in the area which forms part of the route I and many others take.

I also feel the work would create a risk to road safety as many runners would be forced to run alternative routes instead, increasing the numbers of people running on the roads due to losing access to the current course. With the increased traffic and congestion caused by the development I fear a tragedy may occur with this combination of events.

It is also popular with many dog walkers and would present a threat to local wildlife such as foxes, badgers, newts and the local bat colony which would be a great shame to lose.

This development would make the area a much less pleasant place to live due to these factors and also the increased congestion on the roads that would be caused during the years the work is taking place.

I strongly believe this development should not happen and would urge the council to do the responsible thing and block the Satnam proposal.

Please feel free to contact me if any questions.

Many Thanks

Daniel McLoughlin  
74 Dundee Close  
WA2 0UL

INCOMING EMAIL

From: devcontrol <devcontrol@warrington.gov.uk>  
To: Burrows, Lucy <lburrows1@warrington.gov.uk>  
Date: 01/09/2016 16:48:01  
Subject: FW: comment ref planning application 2016/28492

-----Original Message-----

From: DAVID TURNER [  
Sent: 26 August 2016 19:17  
To: devcontrol  
Subject: comment ref planning application 2016/28492

I write wishing to express my concerns with respects to the planning application by Satnam Millennium Ltd (planning application number 2016/28492). I am resident of Cinnamon Brow close to the Millhouse Pub.

My objections are as follows:

1. The extent of the development I feel will significantly increase traffic on Cinnamon Brow during the development and after it has been completed. Looking at the plans I can see that access to the development will more than likely be via the proposed new access road close the Millhouse Pub. This will mean at peak times traffic I think will increase greatly; traffic at peak times (ie early morning) is already a problem I feel especially for cars trying to leave the Cinnamon Brow estate near to the Warrington Campus of Chester University (so that cars can gain access to the M62 and M6 motorways).
2. The development I feel is not retaining enough green space/ areas thus the size of the development needs to be reduced so as to ensure green space is kept at a reasonable level plus in doing this will help with point (1).

I hope my concerns above will be considered.

If more details are required off myself so my points above are considered please contact me.

Thank you.

--  
David Turner

INCOMING EMAIL

From: devcontrol  
To: Burrows, Lucy  
Date: 01/09/2016 16:47:01  
Subject: FW: Peel Hall development planning app 2016/28492

**From:**  
**Sent:** 26 August 2016 17:44  
**To:** devcontrol  
**Cc:**  
**Subject:** Peel Hall development planning app 2016/28492

Dear Planning

My husband and I live on the Millhouse Estate at 21 Coldstream Close. We wish to object to the plans and application from Satnam, reference 2016/28492 for development of Peel Hall. This would impact hugely on the availability of green space, so crucial to people's wellbeing and would put significant pressure on roads, travel, GP and other health services. The planned development is extremely large and would spoil the rural feel and space in our vicinity.

Yours sincerely  
John and Gaynor Burton  
21 Coldstream Close  
Cinnamon Brow  
Warrington  
WA2 0LJ

INCOMING EMAIL

From: devcontrol  
To: Burrows, Lucy  
Date: 01/09/2016 16:46:01  
Subject: FW: Comment on Planning Application 2016/28492

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 26 August 2016 14:50  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Application Number 2016/28492

Name: Mr Graham Holt

Address: 22 Lockerbie Close, Winwick, Warrington, WA2 0LU

Comments: We object in the strongest possible terms to these proposals. The disruption during construction and on completion will be intolerable. Peel Hall is a pleasant area of greenery , which backs onto our property as we border Lockerbie Close and Radley Lane. At a time of semi and near full retirement, we can well do without this.

Form Reference Number: 224428

26.08.16 14:49:42

INCOMING EMAIL

From: devcontrol  
To: Burrows, Lucy  
Date: 01/09/2016 16:45:01  
Subject: FW: Planning Application No. 2016/2849 - Satnam, Peel Hall.

**From:** Bernard Groom [mailto:  
**Sent:** 26 August 2016 14:38  
**To:** devcontrol  
**Subject:** Planning Application No. 2016/2849 - Satnam, Peel Hall.

Dear Sirs,

I wish to make a strenuous objection to this proposal on the grounds that, having lived in this area since 1964, I am increasingly aware of the importance of the "GREEN LUNG" between Salford & Warrington.

If this development is permitted, it will critically reduce this vital facility with it's potential for mitigating atmospheric pollution contributing to recreational use and important visual amenity in this already over developed region.

The effect on the already crowded traffic flow in the Warrington area as a whole will be a major step closer to total gridlock.

When considered in conjunction with the HS2 proposal, in which you as a planning authority will have only a nominal say, it spells total disaster for our environment.

Yours faithfully,

Bernard Groom DA(Manc) RIBA.  
5 Thorlby Road,  
Culcheth,  
Warrington. WA3 4JU



INCOMING EMAIL

From: devcontrol  
To: Burrows, Lucy  
Date: 01/09/2016 16:43:01  
Subject: FW: PEEL HALL PLANNING

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**From:** Lesley Fitzhugh  
**Sent:** 26 August 2016 14:25  
**To:** devcontrol  
**Subject:** PEEL HALL PLANNING

Dear Sirs

I would like to comment on the above development, we moved to Cinnamon Brow because of the green landscapes, a development this size will have a massive effect on traffic, the views will be spoilt, what about the wildlife that live there.

We don't need any more houses in Warrington there isn't enough schools, Doctors surgeries, we have lovely green spaces leave them as they are.

You will ruin a really lovely community.

Lesley Fitzhugh  
2 Coldstream Close  
Cinnamon Brow  
Warrington  
WA2 0LL

## INCOMING EMAIL

From: devcontrol  
To: Burrows, Lucy  
Date: 01/09/2016 16:42:01  
Subject: FW: PEEL HALL DEVELOPMENT OBJECTION

**From:**  
**Sent:** 26 August 2016 10:31  
**To:** devcontrol  
**Subject:** PEEL HALL DEVELOPMENT OBJECTION

This mail message is an objection to the proposed development on the Peel Hall site, having lived here for over 30 years, the result will be catastrophic to the local residents, traffic congestion is already beyond belief on Newton Road/ Winwick Road where I live. The proposed use of Birch Avenue, Elm Road is the most ridiculous statement yet!!!, these roads are narrow and serve no purpose other than for locals and light traffic, the entrance and exit from Birch Avenue onto Newton Road is a very dangerous junction, being only 100 metres or less from the M62 junction 9. I live on that pull in and can tell you first hand about the dangers of turning into my house, literally hundreds of near misses and abusive horn blowing. Peel Hall must not go ahead on the grounds of the negative effect it will have on traffic, wild life, and the local residents, my Wife and myself object bitterly against the plans to develop Peel Hall by Satnam. Alan & Marjorie Griffiths , WA28QN.

INCOMING EMAIL

From: devcontrol  
To: Burrows, Lucy  
Date: 01/09/2016 16:38:01  
Subject: FW: Comment on Planning Application 2016/28492

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 26 August 2016 09:42  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Application Number 2016/28492

Name: Mr Adam Shaw

Address: 31 Maple Road, Winwick, Warrington, WA2 8NH

Comments: Highly appose this planning app. Warrington infrastructure can not cope already. The town is blighted with bad congestion every day. This also the last greenbelt in north warrington.

Form Reference Number: 224220

26.08.16 09:42:26

INCOMING EMAIL

From: devcontrol <devcontrol@warrington.gov.uk>  
To: Burrows, Lucy <lburrows1@warrington.gov.uk>  
Date: 01/09/2016 16:36:01  
Subject: FW: PROPOSED PEEL HALL DEVELOPMENT

-----Original Message-----

From: John Melia [mailto:  
Sent: 26 August 2016 08:56  
To: devcontrol  
Subject: PROPOSED PEEL HALL DEVELOPMENT

I object strongly to the proposed development of Peel Hall by Satnam. I live close to Peel Hall, I have seen the plans and I see they intend to build 1,200 homes and associated infrastructure on the last piece of green land in East Warrington. We have one of largest housing estates in the country bordering on this site, we do not need any more development. If passed the last piece of green land in this area will be lost forever.

Similar plans by this company have been refused before I cannot for the life of me understand why an even more extensive set of plans are being considered again?

John Melia  
2 Meteor Crescent  
Orford  
Warrington  
Wa20du

INCOMING EMAIL

From: devcontrol  
To: Burrows, Lucy  
Date: 01/09/2016 16:34:01  
Subject: FW: Peel Hall Planning Application

**From:** Tracey Sharp [mailto:  
**Sent:** 25 August 2016 20:32  
**To:** devcontrol  
**Subject:** Peel Hall Planning Application

Good Morning

I would like to express my objection to the proposed development to Peel Hall Park.

This beautiful green space needs to be preserved as one of the few remaining in the area.

The increase in traffic would transform a suburban area into a much more commercial area and the addition of a supermarket and restaurant would mean late night traffic where there is currently very little.

I strongly urge you to refuse the Satnam proposal.

Regards

Tracey Sharp

INCOMING EMAIL

From: devcontrol <devcontrol@warrington.gov.uk>  
To: Burrows, Lucy <lburrows1@warrington.gov.uk>  
Date: 01/09/2016 16:26:01  
Subject: FW: Ref 2016/28492

-----Original Message-----

From: Laura Roe  
Sent: 26 August 2016 08:19  
To: devcontrol  
Subject: Ref 2016/28492

Hell  
My address is 255 Grasmere ave, in avocet close, Warrington. Wa20jy

I wish to express my views on the proposed development of a new housing estate/  
complete community you are planning on building on the land at Peel Hall.  
This piece of land is one of very few in the Warrington north area still remaining and  
is used by many people for recreation. The wildlife that resides in that area is also  
worth our protection.  
Then we need to consider the impact on traffic, the roads through Orford are already  
at the mercy of the 2 main motorways we live between which can be snarled up at the  
slightest traffic jam!  
You only have to look at the impact the shops and pub have had on the old Fordton  
sight to see how traffic can be totally messed up! Constant traffic jams getting only  
the A49 and the dangerous junction to try and get in/out of the shops parking!  
To try and create a new housing estate with no thought for residents in surrounding  
areas who also need to be able to use the roads, use the parks and enjoy our green  
space is outrageous and not acceptable in an already over populated area of  
Warrington.  
Why not try building it somewhere else in Warrington - we don't want it thank you

Kind regards  
Laura Bennett

INCOMING EMAIL

From: devcontrol  
To: Burrows, Lucy  
Date: 01/09/2016 16:23:01  
Subject: FW: Comment on Planning Application 2016/28492

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 26 August 2016 06:45  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Application Number 2016/28492

Name: Mrs Luan Timmins

Address: 16 Chesterton Drive, Winwick, Warrington, WA2 8XF

UPRN: 200000974166

Comments: I do not support this application and feel it would have a detrimental effect on the current surrounds where I live. A secondary school would be helpful but not this.

Form Reference Number: 224097

26.08.16 06:45:05

## INCOMING EMAIL

From: devcontrol  
To: Burrows, Lucy  
Date: 09/09/2016 16:46:09  
Subject: FW: Peel Hall planning application

---

**From:** Allan Sheldon [  
**Sent:** 04 September 2016 19:27  
**To:** devcontrol  
**Cc:**  
**Subject:** Peel Hall planning application

I write to add my voice to the local indignation at the Satnam Planning application for Peel Hall. Urban open spaces should be protected at all costs in order to provide residents with 'breathing spaces' in these stressful times. Housing density is quite intense in the area in question and Peel Hall serves as a necessary space to protect the physical and psychological well-being of the residents over a considerable area. The road system in the area is already under pressure, and if this development was to be permitted it would quickly become necessary to upgrade the feeder roads. This would have a further negative affect on the local environment in terms of road safety for car users and pedestrians. The additional pollution from potentially thousands of extra vehicles, small and large, will be a permanent significant issue for residents. We already live under the pollution cloud of the M6, M62 and various other major routes, and the outcome is evident in terms of general ill-health for large numbers of residents in Warrington North. This development does not seem to help Warrington North residents at all. Warrington North would be much worse off as a result, and as such I strongly object to Development Control allowing this scheme to be accepted.

I would appreciate a response to this communication.

Yours sincerely,

Allan Sheldon  
8, Cinnamon Lane  
Fearnhead  
Warrington  
WA2 0BD



## INCOMING EMAIL

From: devcontrol  
To: Burrows, Lucy  
Date: 09/09/2016 16:44:09  
Subject: FW: Peel Hall Development

---

**From:** Janice Ditchfield [m]  
**Sent:** 04 September 2016 17:59  
**To:** devcontrol  
**Cc:**  
**Subject:** Peel Hall Development

To the Council Planning Department

I am writing to strongly object to the proposed development on Peel Hall. It is one of the last green spaces in Warrington North and the effects on wildlife will be devastating. Huge areas of Warrington have been built upon in the last 40 years with the loss of hundreds of acres of woodland and fields. This has already had a huge impact on birds, small mammals and also larger animals such as deer. It is essential that there is no further loss of land of this nature for the sake of these creatures.

Also, the impact on the roads would be too much to bear. Entering the roundabout at Crab Lane from Cinnamon Brow is already problematic due to traffic coming from the M6 in the opposite direction. Even now, it takes approx 1-2 minutes for each car to enter the roundabout due to the volume and speed of traffic on the roundabout. I reach the roundabout at 7:10 in the morning and am in a queue of 3-4 cars each day. That still takes 5-6 minutes to enter the roundabout. At 8am the queue of cars is >10 so the wait is usually >15 minutes.

From Cinnamon Brow (i.e. Peel Hall) the traffic flows in this direction to the M6, M62 and Birchwood Science Park. I would imagine most of the cars from this new development will also travel this way. I can imagine a line of around 40 cars waiting to enter the Crab Lane roundabout. This is not acceptable.

As for restaurants, pubs, cafes and take-aways. Warrington is awash with these already. The centre of Warrington and Stockton Heath, Lymm etc are full of fabulous restaurants. Do we really need any more?

Local pubs are struggling so we certainly do not need more of these. There are enough take-aways already, creating vast amounts of litter which the council in this current climate cannot tackle. The residents of Warrington North do not wish to see more litter by the roadside and in the local parks.

The council should concentrate on developing derelict land. Empty, derelict houses need to be sought out and updated to help relieve some of the housing needs of Warrington.

Planning applications have been rejected twice before, for good reason.

I urge you to reject the development proposals from Satnam for the sake of the residents and wildlife already living in Warrington North.

Regards

Janice Ditchfield BSc CSci FIBMS

INCOMING EMAIL

From: devcontrol  
To: Burrows, Lucy  
Date: 09/09/2016 16:41:09  
Subject: FW: Peel Hall planning application.

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**From:** Dave Johnson  
**Sent:** 04 September 2016 17:02  
**To:** devcontrol  
**Subject:** Peel Hall planning application.

I would like to register my objection to the above as a resident of Mill Lane, Houghton Green. It will put pressure on the local roads as well as the loss of local nature and wild life of Peel Hall Park and the surrounding area. The land was originally purchased for agriculture purpose and now being sold for development outside the original application and plan.

I understood the last application was rejected by The Government. How long does this last before it can be applied for again? How long does NO MEAN NO?

David Johnson.  
14 Mill Lane,  
Houghton Green,  
Warrington,  
WA2 0SU.

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INCOMING EMAIL

From: devcontrol  
To: Burrows, Lucy  
Date: 09/09/2016 16:41:09  
Subject: FW: Comment on Planning Application 2016/28492

6

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 04 September 2016 16:33  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Application Number 2016/28492

Name: Mrs Katherine Bate

Address: 10 Waywell Close, Poulton-with-fearnhead, Warrington, WA2 0AZ

Comments: I am concerned about the impact of traffic and congestion on our existing road network here in Cinnamon Brow/Houghton Green. I would like to see the plans of the proposed development, showing both the proposed building works and the road networks contained on the site and of the surrounding areas. Many thanks.

Form Reference Number: 235001

04.09.16 16:32:50

INCOMING EMAIL

From: devcontrol  
To: Burrows, Lucy  
Date: 09/09/2016 16:40:09  
Subject: FW: Planning application 2016/28492

**From:** Paul Appleby [  
**Sent:** 04 September 2016 15:40  
**To:** devcontrol  
**Subject:** Planning application 2016/28492

I strongly object to this application as the proposed development will destroy the last piece of green land in the district where enjoyable walks and exercise can be taken. It is home to wild life and an area where children can safely play,. Large volumes of traffic will be generated on local roads, which cannot cope with present usage, let alone a a huge increase.

Yours faithfully  
Paul, Maureen and Louise Appleby

## INCOMING EMAIL

From: devcontrol  
To: Burrows, Lucy  
Date: 09/09/2016 16:38:09  
Subject: FW: Comment on Planning Application 2016/28492

6

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 04 September 2016 14:23  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Appliction Number 2016/28492

Name: Mrs Brenda CORCORAN

Address: 33 Ballater Drive, Winwick, Warrington, WA2 0LX

UPRN: 100010263649

Comments: Firstly, Mr Davies, I am bitterly disappointed that this proposal has been brought forward and as a long term resident on Ballater Drive, Cinnamon Brow facing the current playing fields for the past 30 years, (as I was part of the first ever group of residents) - it is a huge blow to me to read that the current playing fields opposite my home will be relocated to near Windermere Ave. The playing fields were one of the main reasons why I chose to relocate to the area when my home was built and to this day (I am now in my 80th year) I take pleasure in seeing the season come and go, as well as the children, young men and parents who all use the facility to play sports and exercise their dogs etc. I object to the plans as a resident and fear that the huge increase in traffic will make it both unsafe and increase both noise and air pollution in the area. This is a worry to me, as I have enjoyed good health for the very same reasons as stated above and I do not wish to suffer any health related detriments due to the huge prospect of decreasing environmental and psychological affects, as the planned changing outlook may have on my wellbeing. I am aware that other residents fear the very same issues too.

Form Reference Number: 234942

04.09.16 14:23:20

INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 12/09/2016 16:03:12  
Subject: FW: Peel Hall Development

**Sent:** 04 September 2016 22:56  
**To:** devcontrol  
**Subject:** Peel Hall Development

Hello,

I am writing to (yet again) register my objection to the proposed 'development' of Peel Hall park.

This will cause horrendous congestion on the areas roads, not to mention relieve us of yet another area of greenspace. How long before Warrington is nothing but concrete? I also object to having to go through this process again after Satnam were rejected last time. I do not understand why the rules allow property developers to just keep coming back, hoping to just wear down objectors. What has changed so drastically since last time that makes this re-application reasonable?

Please kick this application into touch. Nothing has changed to justify this re-application, let alone it's approval.

Regards

Steve Edwards  
Cinammon Brow

INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 12/09/2016 16:02:12  
Subject: FW: Peel Hall Planning Application / 2016/28492

**Sent:** 04 September 2016 22:05  
**To:** devcontrol  
**Subject:** Peel Hall Planning Application / 2016/28492

Good evening

I am writing in response to the letter regarding the proposed development on the land at Peel Hall by applicant Satnam Millennium Ltd.

As a resident of Cinnamon Brow for 30 years I am terribly disappointed to hear again of the proposed agenda to disrupt the local community with excessive and unnecessary plans for the **major** development. Due to additional house building in the vicinity in Winwick and Bruche during recent years there is no shortage of housing stock at all price points, and certainly no requirement for an additional primary school based on falling numbers at St Bridget's and Cinnamon Brow (both within walking distance).

Residents have fought against the proposals for many years now in defence of one of the last green field spaces in the area to uphold the community and parish values. The impact personally to me will almost certainly trigger my family to consider a move away from the area due to the disruption during the long build phase and environmental impact (both noise and pollution), not to mention the additional traffic and safety concerns due to the increased volume of residents in future years. Attracting new residents to the area will be almost impossible whilst the build is live and devalue house prices when we are in the midst of a challenging economic climate with potential for rising unemployment as the output from brexit unwinds.

I do not believe Satnam have sufficient evidence in their application that the development will be enhancing economically to the area and enrich the community by additional services. Certainly not with credit to offset destroying the local landscape and environment that residents have maintained and cherished – to many a major factor in settling in the area.

I trust the application will be investigated thoroughly and the community voice listened too.

Please do not hesitate to contact me to discuss any concerns further.

Kate Grimoldby  
Shetland Close

**Kate Grimoldby**  
Director | Strategic Debt Finance



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## INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 12/09/2016 16:02:12  
Subject: FW: 2016/28492 - Objection Comment

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**Sent:** 04 September 2016 20:18  
**To:** devcontrol  
**Cc:** jonesh@parliament.uk  
**Subject:** 2016/28492 - Objection Comment

RE: Planning Application Number: 2016/28492

Dear Sir/Madam,

I am writing to object to the proposed development of Peel Hall.

From the plans I see that the access points for the site lead into Poplars Avenue and Mill Lane. Poplars Avenue is a busy residential road that cannot take significant extra traffic. The same can be said of the access to Mill lane to the South – Blackbrook Avenue and Crab Lane are already heavily congested in rush hour without further traffic. To the North is Delph Lane which was never intended to carry the traffic it already does, with several narrow sections and tight corners. A significant amount of increased traffic on Delph lane could not be managed safely.

A further point to note is that all these access points are through areas that cannot be easily upgraded, and any possible upgrade work would presumably come at a cost to taxpayers and not the developers. Satnam's responsibilities cannot be allowed to end at the development's perimeter.

I believe the development is planned over a period of twelve years - this will be twelve years of heavy construction traffic through already busy residential areas - with the extra traffic generated by 1200 houses and flats to follow.

To summarise, I can see no justification for a development of this size in North Warrington due to the detrimental impact it will have on the local infrastructure for existing residents.

Yours Faithfully

Tom Platt

Ackerley Close, Cinnamon Brow WA2 0DL

CC: Helen Jones MP, Warrington North

## INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 12/09/2016 16:16:12  
Subject: FW: Objection to the proposed development of Peel Hall Park

**Sent:** 04 September 2016 22:25  
**To:** devcontrol  
**Cc:** Broomhead, Steven; info@wnconservatives.org.uk; WarringtonNorth.CLP@gmail.com  
**Subject:** Objection to the proposed development of Peel Hall Park

Dear Sirs,

We would like to register with you our renewed objections to the proposed development by Satnam of Peel Hall Park.

Here in North East Warrington, we have only one green space left. This is a well used public playing field and open area and it is this which Satnam proposes to destroy by installing an access road and mixed development.

It is a development which would be of little or no benefit to residents of Cinnamon Brow and Houghton Green. It would however be a great loss. The loss of the green space and the increased traffic and construction activity will be detrimental to the local environment and to the local access routes into the town centre and to the motorway junction.

When Satnam bought the land, it was sold to them by the Borough Council as not fit for development. We understand that the land had and has no sewerage, nor sufficient drainage or space for road access. It would be very poor behaviour by the Council to allow this development, therefore.

Why is the Council considering the destruction of such a beautiful and well used green space when there are derelict sites in our town centre which have been waiting to be developed for approximately 10 years.

PLEASE REJECT THIS APPLICATION AGAIN.

Yours faithfully,

J B Bartlett and E Bartlett  
3 September 2016

Sent from [Outlook](#)

## INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 12/09/2016 16:16:12  
Subject: FW: Satnam planning application 2016/28492 - (1200 homes = 15+ years of toil for Warrington North)

**Sent:** 04 September 2016 13:22  
**To:** devcontrol; warringtonnorth.clp; Broomhead, Steven  
**Subject:** Satnam planning application 2016/28492 - (1200 homes = 15+ years of toil for Warrington North)

Dear Sirs/Madams,

Having been a resident of Cinnamon Brow for the last 23+ years, and one who has come to appreciate the beauty and necessity of green spaces and their surroundings, I must object, yet again, to the application for the building/provision of Satnam's current planning application, (2016/28492), for the proposed concreting over of the only stretch of green oasis left in the Warrington North sector.

If we are to avoid the total obliteration of relative peace and tranquility that will result from the building of these unnecessary dwellings over the next 15+ years, with the associated construction traffic problems during that time period, (this to be followed by the added problems of an additional 1200-2000 vehicles commuting twice daily through the already over-burdened arteries of Enfield Park Rd., Poplars Ave and Delph Lane), we have to stop this repeated application overload from Satnam, before multiplexes, heliports and car parks are added to their next application.

It is noted that Mill Lane will have to (yet again) sustain an additional 150 house car burden according to the application, which I understood was one of the reasons the application was dismissed last time as being far too much traffic for the width of this passageway. Has anything changed regulation-wise that allows this to happen on this current application?

It has also been noted that one of the proposed main entry/exits from Delph Lane transits across the current playing fields adjacent to the Millhouse pub.

Does Satnam own this land? If not, who does it belong to, (The Borough?), and were has permission to use this access been obtained from during this planning proposal?

Regards

Alan Taylor

INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 12/09/2016 16:16:12  
Subject: FW: Planning application 2016/28492-peel hall

**Sent:** 02 September 2016 09:52  
**To:** devcontrol; Broomhead, Steven; warringtonnorth.clp@gmail.com  
**Subject:** Planning application 2016/28492-peel hall

We strongly object to the proposed development. The surround roads in particular Delph lane will not be able to cope with an additional 1400 cars a day. It's an accident waiting to happen. The ecological benefits to this area of land are far better than 1200 homes. It will simply grind this area to a halt at peak traffic times.

The local schools are already incredibly busy and also couldn't cope with the additional numbers. This project has no local supermarkets and little public transport benefits. It's simply unsustainable.

Kind regards

Jack and Emma haslam  
4 mill lane, Houghton green. Wa2 0su

Sent from my HTC

## INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 12/09/2016 16:17:12  
Subject: FW: Peel Hall Development

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**From:** Frank Morris [mailto:]  
**Sent:** 03 September 2016 15:00  
**To:** Broomhead, Steven  
**Subject:** Peel Hall Development

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**

-  
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

6 Gairloch Close  
Cinnamon Brow  
Warrington  
WA2 0SG

5.9.16

Dear Sir/Madam

Planning Application 2016/28492

I am writing to place on record my objection to this planning application.

I feel that Peel Hall, as one of the few remaining areas of land that remains undeveloped in Warrington North, it should be preserved. However, my main objection to the plans proposed by Satnam is their effect on the local infrastructure. The roads in this area will not sustain the increased traffic the development would bring. As a resident of the area I see first-hand the traffic chaos in the area at peak times, which are increasing week on week. As arterial roads in the area become more congested more and more residential roads are being used as rat runs and diversions.

I also have concerns that the plans appear to have added the medical and educational provision as an afterthought and neither will be adequate for the number of houses planned.

Regards

Beth Purnell  
Resident and Parish Councillor  
Poulton with Fearnhead.

INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 12/09/2016 16:18:12  
Subject: FW: Sat am Development on Peel Hall - Application 2016 / 284492

**Sent:** 05 September 2016 11:25  
**To:** devcontrol  
**Subject:** Sat am Development on Peel Hall - Application 2016 / 284492

FAO Warrington BC Planning Department

As a resident of Cinnamon Brow I would like to lodge an objection to the proposed development of the Peel Hall area by Satnam.

I am concerned about the loss of a important area of open space of considerable environmental and recreational value.

I am also worried that the transport infrastructure will not be able to cope with the additional demands of such a large scale development. Poplars Avenue, Delft Lane / Myddleton Lane and Enfield Park Road / Crab Lane are already subject to rush hour congestion.

I would like the council to consider alternative opportunities for housing development on brownfield sites.

Mr. William Purnell

6, Gairloch Close, WA2 0SG

## INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 12/09/2016 16:35:12  
Subject: FW: Comment on Planning Application 2016/28492

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 05 September 2016 13:20  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Application Number 2016/28492

Name: Mr John Gannon

Address: 11 Golborne Road, Winwick, Warrington, WA2 8SY

UPRN: 200000974080

Comments: I write to object about the planning application submitted by Satnam Ref No 2016/28492 for the Peel Hall site. I object on the grounds that the increase in traffic numbers to the local roadways is unacceptable. I live on Golborne Rd, Winwick and already this area is subject to major congestion due to motorists using it as a cut through, therefore approving this application would mean that planners are increasing the risk of road traffic accidents and pollution caused by standing traffic.. The junction between Middleton Lane and Delph lane is a hot spot for accidents and given the close proximity of Winwick Primary School increased traffic numbers caused by this development would be unacceptable. In addition increase traffic flow through the immediate would dramatically impact on character of the village and quality of life of its residents. In addition the area planned for development is a much needed space for wildlife within North Warrington and home to a variety of species. As highlighted by our local MP, Helen Jones the area is the last open space within North Warrington and in my opinion should be treated with the same level of respect that the opens spaces located South of the river.

Form Reference Number: 235872

05.09.16 13:19:42



## INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 12/09/2016 16:35:12  
Subject: FW: Comment on Planning Application 2016/28492

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 05 September 2016 13:59  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Application Number 2016/28492

Name: Mrs Margaret Steen

Address: PEEL HALL FARM, Radley Lane, Winwick, Warrington, WA2 0TA

UPRN: 200000983716

Comments: 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

Form Reference Number: 235908

05.09.16 13:59:20

## INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 12/09/2016 16:36:12  
Subject: FW: Comment on Planning Application 2016/28492

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 05 September 2016 14:08  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Application Number 2016/28492

Name: Mr Maurice Leslie

Address: 23 Cross Lane, Warrington, WA4 2LR

UPRN: 100010275106

Comments: I am the CyclingUK (National Cycling Charity) Right to Ride representative for Warrington. I do not live in the immediate area or the proposed development but I would like to object to one aspect of the proposal concerning the layout of the roads within the site boundary. The current guidance for new developments is Manual for Streets volumes 1 and 2 referred to in the Design and access statement. Manual for Streets Volume 1 states 4.2.3 Street networks should, in general, be connected. Connected, or 'permeable', networks encourage walking and cycling, and make places easier to navigate through. They also lead to a more even spread of motor traffic throughout the area and so avoid the need for distributor roads with no frontage development. Research(2) shows that there is no significant difference in collision risk attributable to more permeable street layouts. The proposed design does not follow these guidelines with spine roads within the site and no connectivity or permeability shown. It may not be necessary to have any roads within the site boundary whose sole purpose is traffic movement; they should either be residential with housing, local centre with shops or commercial usage. It may also be preferable not to have a bus gate within the site and to permit through traffic movement. I made similar comments to the consultants, who replied in the statement of community involvement that "pedestrian and cycle access between plots will be picked up in other documents". However this completely misses the point of the design principles in MfS. There should be no need to have such access because access will be provided by a permeable road network. In addition the spine road is designed with a bus gate, whereas MfS would require that this would be a through route for all motor traffic leading to "a more even spread of motor traffic throughout the area." I would also question whether such a road would be expected to significantly exceed the 10000 vehicles a day threshold below which housing frontage would be permitted.

Form Reference Number: 235902

05.09.16 14:07:44

## INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 12/09/2016 16:36:12  
Subject: FW: Comment on Planning Application 2016/28492

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 05 September 2016 14:11  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Appliction Number 2016/28492

Name: Mrs Janet Davenport

Address: PEEL HALL FARM, Radley Lane, Winwick, Warrington, WA2 0TA

UPRN: 200000983716

Comments: Peel Hall Farmhouse Radley Lane Houghton Green Village Warrington WA2 0TA 5th September 2016 Planning Application 2016/28492 - Peel Hall Warrington 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, and Warrington Borough Council have confirmed that they have negotiated a 7 years lease for the fields to continue in their present use. There are insufficient access points for the proposed volume of traffic and insufficient safe pedestrian access. The proposed access between Mill Lane and Ballater Drive would be dangerous so close to the existing access points. Vehicle and pedestrian safety is being compromised to suit development. 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. There is no increase in number of sports pitches to accommodate 576 extra children therefore there will be insufficient sports pitches/open space for all areas affected by the development. It is 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 proposal. This application should be refused. Yours faithfully Janet & Stephen Davenport

Form Reference Number: 235916

05.09.16 14:11:09

## INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 07:49:13  
Subject: FW: FAO Michael Davies - Application Number 2016/28492 Peel Hall

Attachments:  
(1) Peel Hall Sept 2016.docx(17 B)

**Sent:** 05 September 2016 20:42  
**To:** devcontrol  
**Cc:** jonesh@parliament.uk; Margaret Steen; Kerr-Brown, Councillor John; Maher, Councillor Brian; Cooksey, Councillor Hilary  
**Subject:** FAO Michael Davies - Application Number 2016/28492 Peel Hall

An objection to the above application, I also attach the document for your convenience.

Sycamore Cottage  
Radley Lane  
Houghton Green  
Warrington  
WA2 0SY

This week the Royal Geographical Society criticised transport and planning departments for neglecting air pollution as a factor in making planning decisions, and placing motor vehicles at the centre of road planning. Prof. Parkhurst of the RGS said: "Air pollution is the grossest manifestation of a failure of UK transport planning to take the environmental impacts of transport choices sufficiently into account".

In the latest application for outline planning permission at Peel Hall, this is exactly what's happening. As recently as May of this year, the World Health Organisation placed Warrington as the second worst area in the North West for breaching safety levels of air pollution. A development of this size will unarguably exacerbate this problem.

The position of the new road - immediately behind existing houses along Mill Lane and Radley Lane - looks almost vindictive towards the residents of these houses: it will bring increased levels of noise, air and light pollution to people who already have to live with these issues by virtue of living close to a busy stretch of motorway.

The positioning of the junction of the new road with Blackbrook Avenue isn't safe. Any traffic simultaneously heading East on Mill Lane and the new road will be "blind" to each other: it's only a matter of a few yards between the two junctions and this renders it unsafe. This kind of arrangement might be acceptable in city centres where there is no alternative, but it's not necessary on the edge of the countryside. Currently, drivers exiting Mill Lane to proceed South already have one blind side to contend with from traffic approaching from the North: add another blind side with traffic from the South and it's difficult to see how any traffic could emerge safely from Mill Lane without the introduction of traffic control signals, particularly at busy periods. If clear visibility between these two junctions relies on regular pruning of any foliage, then the possibility of accidents will undoubtedly increase.

A new road through the field would be bad enough but I understand the council is negotiating with

the developers to continue the road up to a new junction with the A49 at Winwick. This would do nothing to alleviate traffic problems in the town other than provide another space for drivers to sit in yet more traffic pumping more fumes into the atmosphere. Without improving the wider road infrastructure traffic from this development and from a through road would add more problems to the town's already inadequate road system.

I'm not sure the planning department appreciate just how much locals value Ballater Drive playing fields as a community asset. Of course, current planning regulations allow recreational spaces to be given over to development if land of a similar size is given from the developer for similar use, but that doesn't mean to say that permission *has to* be given. Such regulations fail to take into account the distance between existing and planned facilities; in this case a distance of almost half a mile, centre to centre. I walk across this field regularly and, year on year I see groups of young children playing. It may be football, rugby, street games or flying a kite. What's important here is that they are taking part in physical activity on a regular basis, in a safe space close to home and in full view of a number of households. They are getting into the habit of regular exercise at the best time they ever could, in their childhood. Would their parents feel happy for them to travel almost half a mile to do the same? Would the children even bother to go outside and play if meant a 10 to 15 minute walk? If the sports pitches were moved to the new site as proposed, there's a danger it would become an oversupply of facilities in a small area, which may lead to underuse, and they could then be given over to another use which does not benefit the community. Just a glance at the proposed map of the development gives a sense of imbalance in the location of sports facilities. Not only will these facilities all be in one place, there is no overall increase in recreational space being provided for an additional 600 or so children in the area.

While it is in their ownership, the Homes & Communities Agency, if they are worthy of the name, should not allow any kind of development or road building on this site. The same goes for WBC if they ever decide to take ownership. These fields are one of the things that make it pleasant to live around here. Within a few minutes walk, most people who live here can find themselves on an open green space, please don't take away this valuable community asset.

I've had to spend a lot of time visiting relatives in hospital over the last year or so and have noticed that, on at least six occasions, the A & E department was closed due to being overwhelmed. A development of this size will increase the pressure on already creaking healthcare provision in the town.

Nationally, around 27 pubs are closed every week in the UK; why would a new licensed premises be likely to succeed in an area where existing pubs are struggling for customers?

The timescale for development is unacceptable: a young child who lived in the area could grow to his/her teenage years without ever knowing what it's like to live in an area that wasn't subject to heavy plant and construction traffic and all the associated disruptions that large scale construction brings. With regard to the phasing, the school is planned for completion far too late, where would the children from any newly arrived families go until the school is finished? The residents of surrounding properties do not deserve to have to put up with years and years of upheaval that this development will bring.

The current core strategy, and the old one, both identified brownfield sites as a priority for development over greenfield sites; regardless of whether any of these documents still have any credibility, why would such a sensible approach be abandoned? Once this large area has been developed it will be gone forever; it should not be developed until such a time as it becomes

absolutely necessary.

I won't go into detail regarding all the supporting consultative documents, but I will say a few words about the Ecology report, quotes in italics.

### 2.3 Land use

*the site....has not been farmed for over twenty years due to its isolated nature*

If it's too isolated for farming purposes, why is it considered suitable for housing development?

*Due to the need for housing development within Warrington there are no suitable alternative sites.*

This document is an ecological evaluation of the Peel Hall site, this kind of comment has no place here.

### 4.2 Habitats

*The open fields have been ploughed and left to grow rank...*

Before Kolin Dhillon ordered the bulldozers on to Peel Hall in August 1999 the site was regarded as a SINC (Site of Importance for Nature Conservation); this was withdrawn following the clearing of the woodland in 1999. Since then, the land has been ploughed almost every year, presumably to prevent any flora or fauna becoming too established. The land is in the state it is in due to the actions of the owner. It's akin to developers who allow listed buildings to fall into disrepair, then tear them down because they've become a safety hazard.

### 4.5 Breeding Birds

Just to mention that whitethroat, garden warbler, blackcap, chiffchaff, willow warbler, song thrush, goldfinch, greenfinch and song thrush have all bred on the site.

In addition, 179 species of moths, six types of dragonfly as well as field vole, bank vole, stoat and weasel have all been recorded on the site.

### 4.8 Bats

*Other than pipistrelle, no other bat species were recorded.*

Common pipistrelle, Soprano pipistrelle, Noctule and Daubenton's bats have been recorded by Peel Hall Conservation Group.

Given the above, and then to claim that the ecological impact on of a development of this size would only be *Minor to moderate adverse* casts doubt on the credibility of this report at least.

A few words with regard to the planning process. Developers can take as long as they care to in preparing their proposals. With, in this case at least, teams of legal advisers, consultants and PR experts on the payroll, the developers have a distinct advantage over any objectors. The objectors' disadvantage is pushed even further back when only a few weeks are granted to lodge their objections, providing they get to hear about the plans in the first place. This is hardly in the spirit of community involvement and WBC needs to do better for its residents.

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.

Yours

Charlie, Gina and George Dunbar

INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 08:06:13  
Subject: FW: Comment on Planning Application 2016/28492

**Sent:** 06 September 2016 09:11  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Application Number 2016/28492

Name: Mr William Jackson

Address: 46 Lockerbie Close, Winwick, Warrington, WA2 0LU

UPRN: 100010295283

Comments: I strongly object to this planning application The amount of traffic caused by the housing planned for this site will greatly affect safety to the whole area and is totally undeliverable with the amount of access points available to the site The applicant is not in control of all areas of the proposed development so therefore cannot know that they can achieve or deliver the proposed plans

Form Reference Number: 236724

06.09.16 09:10:55

## INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 08:06:13  
Subject: FW: Comment on Planning Application 2016/28492

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 06 September 2016 09:12  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Application Number 2016/28492

Name: Mr Tom Hollick

Address: 62 New Lane, Croft, Warrington, WA3 7LW

UPRN: 100010301542

Comments: Re Application Ref 2016/28492 Peel Hall I note from the Council's planning portal site that there are constraints on the development site, including pipelines (to the north), the legacy of coal mining, and the protected nature of Radley Wood (Local Wildlife Site, Policy QE5). The southern part is also MAFF Grade 2 agricultural land, thus classified as 'best and most versatile' and thus worthy of protection by ensuring that any proposals are reversible. My main concern is traffic. The submission includes a Traffic Report which consistently refers its use of the same parameters as the Omega site to the west to justify its rationale. What it does not seem to recognise is that Omega has its own dedicated junction on the M62, thus providing a self contained outlet to the national and local motorway network. This does not exist at Peel Hall, and the inevitable procession of commuter traffic will be forced to use the local road network. I know from personal experience that Winwick in particular is badly congested at peak times, being a route for traffic heading from the west towards Birchwood, and for traffic from the Croft/Culcheth area seeking the M62/M6. Adding a further 700 vehicle movements via Mill Lane / Delph Lane will be chaotic, with alternative direction to the south or to the Birchwood area via Blackbrook Lane and Padgate equally problematic. I oppose the application on these grounds Tom Hollick I urge you to seek more clarification of the matter

Form Reference Number: 236727

06.09.16 09:11:41

## INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 08:07:13  
Subject: FW: Comment on Planning Application 2016/28492

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 06 September 2016 10:47  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Application Number 2016/28492

Name: Mr Andrew MacLeod

Address: 15 St Bridgets Close, Poulton-with-fearnhead, Warrington, WA2 0EW

UPRN: 100010314496

Comments: The infrastructure around this development today cannot cope with the additional traffic that Warringtons current developments (chappleford etc) has brought to the area. The road network is regularly overloaded as people travel from Warrington West / Liverpool direction towards Birchwood and Manchester whilst trying to avoid using the M62. This development would produce several thousand car journeys a day that appears from the plans to exit onto Blackbrook Avenue this road is already busy with traffic coming to M6 junction at Kenyon and traffic cutting through Winwick from the M62 heading towards Birchwood. The traffic improvement at Gorse Covert has just encouraged traffic to use this route instead of just easing the original traffic. Crab lane is very busy every morning as people use the only 2 bridges over the M6 at locking stumps lane and the birchwood expressway. I also have concerns over Doctors and Medical infrastructure in the area. Warrington General hospital already cannot cope at times closing the A&E Dept because of numbers of people, this is caused by people unable to get appointments at the current GP medical centers in the area. I have spoken to NHS Personnel that say although the plans are for a GP surgery they doubt that the trust can staff it because they are already having problems with current Surgeries with the lack of recruitment, so by the sounds of it the building will sit empty, but Satnam are ticking the box saying they are catering for it which is not the case. This being the case it would mean that the residents of the new housing would go to 2 existing surgeries in the area which have already been said by the NHS they are currently over subscribed. At the St Bridgets church meeting satnam stated that public transport would be the key, due to the price of bus trips in Warrington (caused by warrington transport pension problems) people will not use them because it is cheaper to put a car on the road in Warrington then buy annual Bus pass. Before any development of this size is allowed to go through considerable investment is needed to sort out the current situation on the infrastructure in this area, lessons learnt from Chappleford also needs to be considered there is no railway line here so you cannot build a station like at chappleford, there is no space for new main roads to ease west to East traffic avoiding the existing overloaded network.

Form Reference Number: 236783

06.09.16 10:47:03

INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 08:07:13  
Subject: FW: Planning Application 2016/28492

**Sent:** 06 September 2016 11:05  
**To:** devcontrol  
**Subject:** Planning Application 2016/28492

Application Number 2016/28492

15 St bridgets Close WA20EW

I strongly object to this development plans, the local infrastructure cannot cope and there is no improvements for existing capacity in these plans, it will just add to the already overloaded infrastructure.

INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 08:07:13  
Subject: FW: Planning Application 2016/28492

**Sent:** 06 September 2016 11:26  
**To:** devcontrol  
**Subject:** Planning Application 2016/28492

Application Number 2016/28492

Name: Mrs Kathryn MacLeod

Address: 15 St Bridgets Close, Cinnamon Brow, Warrington, WA2 0EW

I strenuously oppose this application and feel it would have a detrimental effect on the area where I live.

The infrastructure currently struggles to cope with the amount of traffic, doctors and dentists struggle to serve the community in a efficient way also the areas surrounding the proposed development frequently floods.

Should this development go ahead it would make Cinnamon Brow a very unpleasant place to live.

INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 08:08:13  
Subject: FW: Peel Hall Planning Application

Attachments:  
(1) 20160906\_071330.jpg(3 KB)

**Sent:** 06 September 2016 12:37  
**To:** devcontrol  
**Subject:** Peel Hall Planning Application

Dear Sir/Madam,

I write in the reference of the recent planning application from Satnam Millennium Ltd. I live on 99 Newhaven Road in Orford and I am really concerned about the above plans. Peel Hall is one of the last green spaces in the town, there are a lot of animals in here like owls, foxes and pheasants (seen them very often through my bedroom window). Those plans would destroy all the wildlife in this area.

I would like to confirm that all my family object to any residential development on the Peel Hall site. I have attached the picture to show how beautiful this place is.

Best Regards  
Agnieszka Brylowska

INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 08:08:13  
Subject: FW: Comment on Planning Application 2016/28492

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 06 September 2016 16:25  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Appliction Number 2016/28492

Name: Miss Emma O'Brien

Address: 11 Golborne Road, Winwick, Warrington, WA2 8SY

UPRN: 200000974080

Comments: I write to object about the planning application No 2016/28492 submitted by Satnam for the Peel Hall site. I object on the grounds that the development would generated unsustainable traffic numbers that would increase the risk to the health and safety of local residents. In addition pollution levels would only increase as the majority of this traffic will add to the unacceptable levels of congestion within the town. I travel from Golborne Rd to Croft on a daily basis and can confirm that the area is subject to unacceptable levels of congestion, given that there is a primary school located at the top of Middleton Rd the risk of increased traffic numbers is unacceptable. Finally, Peel Hall is a much needed space for local wildlife and home to a variety of rare and endangered species, its development would result in a devastating impact on the local wildlife.

Form Reference Number: 237173

06.09.16 16:24:44



INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 08:08:13  
Subject: FW: Proposed Satnam Development - Peel Hall

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**Sent:** 06 September 2016 17:37  
**To:** devcontrol; jonesh  
**Subject:** Proposed Satnam Development - Peel Hall

We are writing to register our objection to the proposed development.

Satnam's plans do not address the main concerns of existing residents i.e. loss of green spaces and the inability of the infrastructure i.e. roads and services to accommodate such a large development, particularly when there are other sites around the town more suitable for development.

The adverse impact on the people of Cinnamon Brow, Orford, Winwick and the whole of the North of the town will be enormous. The new proposals for social, commercial, engineering, educational and recreational facilities only add to the problems and bring foreseeable problems of their own.

Satnam seem to want to create a community within a community and do the council's job for them.

John & Angela O'Dwyer

20 Mill Close, Houghton Green, Warrington. WA2 0ST

INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 08:09:13  
Subject: FW: Comment on Planning Application 2016/28492

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 06 September 2016 19:43  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Application Number 2016/28492

Name: Miss Kelly Sylvester

Address: 14 Elm Road, Winwick, Warrington, WA2 9TW

UPRN: 100010279139

Comments: I am against the development of Peel Hall as it feel it will increase the existing congestion issues on the A49 and further limit the green space available in the area.

Form Reference Number: 237294

06.09.16 19:42:51

INCOMING EMAIL

From: devcontrol <devcontrol@warrington.gov.uk>  
To: Mountain, Melissa <MMountain@warrington.gov.uk>  
Date: 13/09/2016 08:09:13  
Subject: FW: Peel Hall Planning Application 2016/28492

Sent: 06 September 2016 22:25

To: devcontrol  
Cc: jonesh@parliament.uk; warringtonnorth.clp@gmail.com; Broomhead, Steven  
Subject: Peel Hall Planning Application 2016/28492

Dear Sir/Madam

I wish to object to the proposed development of the Peel Hall site by Satnam Millenium Ltd (planning application number 2016/28492). As a resident of Montrose Close in Cinnamon Brow I am opposed to the plans from both an environmental and social point of view.

Firstly, in this area we already suffer from a large volume of traffic causing delays at busy times. The road system is simply not able to cope with the traffic as things are, let alone the addition of 1200 new homes and the business premises included in the application. The impact on the local road system will be immense and have a big impact on our daily lives.

In addition, local primary schools are already oversubscribed. Although the plans include a primary school, this would not be up and running until several years into the development which begs the question where will the first occupants send their children to school? GP services in the area are already busy and there don't appear to be plans for a GP surgery at the site.

Peel Hall is a valuable green area which we all benefit from. Our lives are enriched by the flora and fauna which it supports, and our children benefit from both the wild areas and the maintained areas within the Peel Hall site. There is a wide variety of animal and plant species which would be lost if this development is permitted. In wet weather the area is important in the drainage of excess rainwater, if concreted over this will surely have an impact. I feel strongly that we need to preserve such valuable green spaces for future generations to enjoy.

Finally, I am concerned by the prospect of ongoing construction on the site for a considerable length of time. The construction traffic which would be required during the proposed development would have a huge impact on many local residents, for many years to come.

Yours faithfully,  
Emma Dunn  
89 Montrose Close  
Cinnamon Brow  
Warrington  
WA2 0SD

Sent from my iPhone

INCOMING EMAIL

From: devcontrol <devcontrol@warrington.gov.uk>  
To: Mountain, Melissa <MMountain@warrington.gov.uk>  
Date: 13/09/2016 09:01:13  
Subject: FW: Objection to proposed development at Peel Hall

Sent: 07 September 2016 19:46  
To: devcontrol  
Cc: WarringtonNorthCLP@gmail.com  
Subject: Objection to proposed development at Peel Hall

Sirs,

I am writing to lodge the strongest objection to the above proposed development.

Firstly, I would like to comment on the consultation which was carried out by representatives of Satnam at St Bridget's Church last year. I live on Gairloch Close, less than 500mtrs from the proposed new access roundabout and yet I was told by Satnam's representative that I was outside the affected area which was why I hadn't received written notification of the consultation. Satnam's representatives at the consultation could answer virtually non of the issues in relation to such a large development. In fact the whole process was 'just going through the motions' and what bordered on a sham.

Secondly, with regard to the development itself. Apart from the environmental concerns raised by many I would ask the same questions I asked at the consultation.

1. How can it make any sense having 3 access roads joining Mill/Delph Lane within 200 yards of each other?
2. As the average number of cars per household is over 1 that would mean a 1000 cars plus more joining Mill/Delph Lane and 200 cars plus joining Poplars Avenue. For the cars joining Mill/Delph Lane there are only a limited number of obvious routes either to Winwick, Birchwood or Warrington. From personal experience over the last 30 years all of these routes are very congested particularly at peak times. Poplars Avenue is also a very busy road with a very considerable amount of street parking. There has already been one new development adjoining this road in the last ten years and this proposed development would add a further 200 plus cars.
3. What consideration has been given to local services. What will 1200 new houses do to local primary and secondary schools? In my own locality, I believe that St. Bridget's and Cinnamon Brow Primary Schools are already full and the same applies with Birchwood and Padgate High Schools. 1200 new houses could mean over 2000 more children, based on averages per household. What will 1200 new houses also do to local doctors, dentists and other essential services.

This is the wrong development in an already established area with a high density of housing and population. Warrington Council should reject this application.

Derek Dedman  
Resident 36 Gairloch Close, Fearnhead.

Sent from my iPad

INCOMING EMAIL

From: devcontrol <devcontrol@warrington.gov.uk>  
To: Mountain, Melissa <MMountain@warrington.gov.uk>  
Date: 13/09/2016 09:01:13  
Subject: FW: Objection to planning application 2016/28492

Sent: 07 September 2016 23:16  
To: devcontrol  
Cc: warringtonnorth.clp@gmail.com; Broomhead, Steven  
Subject: Objection to planning application 2016/28492

Hello, as a resident of Cinnamon Brow I just wanted to put forward an objection to the planning application submitted by SATNAM for the land at Peel Hall.

I am not going to bother voicing concerns over the environmental loss to North Warrington that these plans represent, as I doubt that, tragic as it would be, current planning rules give your department scope to account for such concerns as communities wanting as much green open space as possible.

However, I really do not see how a development of this scale could be approved when the road infrastructure of North Warrington is already under intense stress. Currently I have to negotiate the roads through Houghton Green and Winwick in order to drop my child off at nursery and then commute to and from work via Junction 22 of the M6. On a good day this usually takes me 1/2 hour to get from Gairloch Close to Winwick Park to drop my son off and then on to the M6. On a normal day it is longer. Winwick is grinding to a halt already on most days. If you bring in a development of this size the situation will only get worse. Have the residents of Winwick been suitably consulted on these plans, as their village roads would become even more gridlocked than they are now? Same with the residents on the roads leading to the roundabout at Winwick Quay. The new Aldi development has already made that area considerably busier than it was- are they prepared to become a commuter route for hugh numbers of new properties?

Without some serious improvements to the surrounding road infrastructure, I really cannot see that SATNAMs proposals are feasible.

Kind Regards,

Deborah Peppert, Cinnamon Brow resident.

Sent from my iPad

INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 09:04:13  
Subject: FW: Satnam Millennium Ltd Development

Attachments:

- (1) image001.jpg(551 B)
- (2) image002.jpg(287 B)
- (3) image003.jpg(907 B)
- (4) image004.jpg(732 B)
- (5) image005.jpg(476 B)

**Sent:** 07 September 2016 23:18  
**To:** devcontrol  
**Subject:** Satnam Millennium Ltd Development



To Michael Davies

Following our telephone conversation please find my concerns regarding the planning application [2016/28492](#) concerning the land off Ballater Drive and Mill Lane.

We live at Woodside Farm towards the end of Radley Lane and hold an Operator's Licence allowing us to run 2 HGV vehicles and 2 trailers from there and also large agricultural plant. We have very grave concerns that the volume of pedestrians walking with their dogs, children and cyclists along Radley Lane will dramatically increase if planning permission for the substantial development is granted. Radley Lane is a narrow, single track road without any pavement meaning pedestrians have to stand almost in the ditches that run along both sides of the lane. The new residents will inevitably head along the lane to access the park and the woodland as the existing residents do only in much greater numbers.

Mr Richard Flood, the Consultant for Transport in Warrington visited us in May to discuss our concerns and admitted that he could understand the problem as he had passed several residents walking their dogs on his way down the lane. We feel sure an increase in residents will vastly increase the risk of an accident as driving along the lane will become a serious hazard.

Please find photos attached

Kind regards

Ian Michael Hodgkiss and Catherine McCulloch  
Woodside Farm, Radley Lane  
Warrington  
WA2 0SZ























INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 09:46:13  
Subject: FW: Comment on Planning Application 2016/28492

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 08 September 2016 10:21  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Application Number 2016/28492

Name: Doctor Paul Parkinson

Address: 1 Mill Close, Winwick, Warrington, WA2 0ST

UPRN: 100010299822

Comments: I wish to register an objection to the proposed development on the following grounds. 1. It would destroy the last open green area in the north of Warrington depriving the local community of a valuable open air asset and have an adverse effect on wildlife in the area. 2. It is unnecessary, the Borough Council has already identified sufficient land to meet its housing needs for the foreseeable future in large part utilising brown field sites which would otherwise revert to wasteland. 3. If the development proceeds it will impose a huge burden on the surrounding road network which, at times, already struggles to deal with the existing traffic loading. 4. Finally, such a development would permanently alter the character of the area, in effect extending urbanisation to the north of the town up to the M62.

Form Reference Number: 238951

08.09.16 10:21:27

INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 09:46:13  
Subject: FW: PLANNING APPLICATION 2016/28492 - PEEL HALL WARRINGTON

**Sent:** 08 September 2016 11:18  
**To:** devcontrol  
**Subject:** PLANNING APPLICATION 2016/28492 - PEEL HALL WARRINGTON

43 Lockerbie Close  
Cinnamon Brow  
Warrington  
WA2 0LT

8<sup>th</sup> September 2016

Development Control  
New Town House  
[Buttermarket Street](#)  
[Warrington](#)  
[WA1 1XL](#)

Dear Sirs

**PLANNING APPLICATION [2016/28492](#) - PEEL HALL WARRINGTON**

I wish to object to the proposed planning application [2016/28492](#) - Peel Hall Warrington, for the following reasons:

- 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
- The application is massive and will destroy what is the only local open space and cause irreversible damage to the resident birds and wildlife
- There appear to be insufficient access points for the proposed volume of traffic
- There is Insufficient safe pedestrian access



- The plans demonstrate vehicle and pedestrian safety have been compromised to suit the development
- Traffic from 1200 new dwellings would offer approximately an extra 712 cars at morning rush hour times and 776 cars at evening rush hour times. 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 or proposed road infrastructure could not cope with these volumes
- The development shows no increase in number of sports pitches to accommodate 576 extra children. Therefore, this development offers 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
- The applicant fails to demonstrate that the proposed development is sustainable as a whole or compliant with National Planning Policy Framework
- The proposed development does 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

I feel very strongly that this outline planning application should be refused.

Yours faithfully

Lisa Duddridge

INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 09:47:13  
Subject: FW: PLANNING APPLICATION 2016/28492 - PEEL HALL WARRINGTON

Attachments:  
(1) 16.09.07 Peel Hall Planning App.docx(16 B)

**Sent:** 08 September 2016 12:18  
**To:** devcontrol  
**Subject:** PLANNING APPLICATION 2016/28492 - PEEL HALL WARRINGTON

Good afternoon

Please find attached a Word document containing my letter of objection to the above referenced planning application.

I should be grateful if you would kindly acknowledge receipt of same by return email.

Faithfully  
Lee Duddridge  
Resident WA2 OLT

43 Lockerbie Close  
Cinnamon Brow  
Warrington  
WA2 0LT

7<sup>th</sup> September 2016

Development Control  
New Town House  
Buttermarket Street  
Warrington  
WA1 1XL

Dear Sirs

### **PLANNING APPLICATION 2016/28492 - PEEL HALL WARRINGTON**

I hereby to object to the proposed planning application 2016/28492 - Peel Hall Warrington, for the following reasons:

- 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
- There appear to be insufficient access points for the proposed volume of traffic
- There is Insufficient safe pedestrian access
- The plans demonstrate vehicle and pedestrian safety have been compromised to suit the development
- Traffic from 1200 new dwellings would offer approximately an extra 712 cars at morning rush hour times and 776 cars at evening rush hour times. 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 or proposed road infrastructure could not cope with these volumes
- The development shows no increase in number of sports pitches to accommodate 576 extra children. Therefore, this development offers 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
- The applicant fails to demonstrate that the proposed development is sustainable as a whole or compliant with National Planning Policy Framework

- The application is massive and will destroy what is the only local open space and cause irreversible damage to the resident birds and wildlife
- The proposed development does 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

In conclusion, I request that this ii conceived outline planning application should be refused.

Yours faithfully

Lee Duddridge, CFS

INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 09:47:13  
Subject: FW: Peel Hall Project.

**Sent:** 08 September 2016 18:44  
**To:** devcontrol  
**Cc:** WarringtonNorth.CLP@gmail.com  
**Subject:** Peel Hall Project.

I am objecting to planning application 2016/28492. On the grounds that should that be approved the whole area around Peel Hall (Padgate & Fearnhead) does not have adequate roads to take the extra traffic generated in the new area.



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[www.avast.com](http://www.avast.com)

## INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 09:47:13  
Subject: FW: Comment on Planning Application 2016/28492

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 10 September 2016 14:38  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Application Number 2016/28492

Name: Mrs Emma Shillabeer

Address: 18 Welsby Close, Poulton-with-fearnhead, Warrington, WA2 0DW

UPRN: 100010322160

Comments: The Council has rejected this application once before and I see no reason why the changed application should lead to a different outcome. Notwithstanding the permanent change to the local area and cutting up of existing playing fields, the Council cannot surely be satisfied by Satnam's proposal for vehicular access to and from the development. I drive from Fearnhead to Winwick during rush hour during the week along Middleton Road. This is a residential road already heavily congested which passes a primary school. I routinely need to queue from before the Thoroughgoods Store all the way to M62 J9 , bumper to bumper. The roundabout along this route is always jammed in term time and the A49 link road is often backed up to the M6. When there is an accident on the motorway network, which is not uncommon, the area is gridlocked. How, therefore, can the area support more traffic? This is not a case of 'nimbyism' on my part but a matter of common sense. The road infrastructure in this area simply cannot cope with the additional vehicular traffic which will be created by this development. With the other access point being onto another residential road (Orford) and Mill Lane becoming Delph Lane (a country road, which is almost single width in places, with no pavement in places and a 90 degree bend) this is not workable for current or the potential new residents of the area. The route down Blackbrook Avenue towards Padgate is also congested; I see long lines of traffic from my bedroom window each morning. I am presuming that the Council has already explored the traffic flow and weight as part of this application and so is aware of the concerns I raise, although the current traffic problem is generally well known, if not notorious. As far as I am aware this proposal is speculative; it seems obvious to me why this land is unsuitable for development given the lack of safe and adequate access to the site.

Form Reference Number: 240847

10.09.16 14:37:35

INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 09:47:13  
Subject: FW:

**Sent:** 10 September 2016 20:08  
**To:** devcontrol  
**Subject:**

Hi

Stop Satnam building on Peel Hall no need for a new development. The area is built up to much already and the schools and local services can not cope with extra population and traffic.

With thanks

Lloyd

Sent from Samsung Mobile

## INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 09:48:13  
Subject: FW: Revised objection to Peel Hall Development plans

**Sent:** 11 September 2016 20:04  
**To:** devcontrol  
**Cc:** jonesh@parliament.uk  
**Subject:** Revised objection to Peel Hall Development plans

I am writing to register our objection to the planning application for Peel Hall by Satnam Millenium Ltd. We strongly oppose this development on the grounds of:-

- Destruction of the last major area of green land in North Warrington
- The intolerable load which will be put on the already stretched local infrastructure
- The increase in traffic on local roads which are struggling to cope at the moment especially through Delph Lane into Winwick and Croft, access to the M62 Eastbound through Enfiel Park road and Birchwood, access through the Village of Padgate into Warrington, access through Orford estate into Winwick road and along Long lane.

We are going to end up with housing and industrial development stretching from North Warrington, West and on through to Bold and St Helens. Traffic will become exponentially worse and will resemble conditions in areas like London where a 2 mile drive can take 30 mins. (we are nearly there now, trying to cross Warrington, East to West at peak times).

We hope that the Warrington Planning Department will rethink this development and make the developers replant the areas which may have already been damaged.

Regards

Ian and Margaret Hart



## INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 10:10:13  
Subject: FW: Comment on Planning Application 2016/28492

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 12 September 2016 01:34  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Application Number 2016/28492

Name: Miss Jill Holden

Address: 24 Kinross Close, Winwick, Warrington, WA2 0UR

UPRN: 100010292042

Comments: The impact of this proposal will be felt both during and post construction for existing residents in the area. Warrington is as stated in the Core Strategy a car dependent town and it is common place for 2 car homes. With this in mind the number of properties proposed will potentially see an increase in the thousands in a very small area. The key routes from the proposed site to both train stations and motorways are already at capacity at peak times including access via Delph Lane with the junction at the Swan Pub at Winwick a blockage. Delph Lane is also problematic as it is very narrow and 2 car width only. Travelling towards Birchwood the traffic backs up along crab lane from Birchwood expressway to Enfield Park Road on a regular basis. Bus links from Cinnamon Brow to train stations, especially Newton, are poor if not non existent and the car park capacity on all are at a premium already. The key employment site Omega is promoted within the Core Strategy as a site of great importance. However as the proposed site alludes to a family orientation and most parents travelling to work are unable to use the bus service, due the fact they usually have to drop children off en route to work, there would be an increase in traffic along both Delph Lane and Poplars Avenue if this site is expected to house people employed at Omega. Poplars Avenue is already compromised in respect to traffic flow as many house have no off road parking. As this would be the other main route out of the site to the motorway for Omega and connections to other towns the addition of potentially thousands of cars being added to the existing traffic chaos on those routes would bring further misery to commuter traffic. If Omega is to be the largest employment site in Warrington would it not make sense to develop on sites better connected? Green space in and around Poplars, Cinnamon Brow and Houghton Green is at a premium and the proposed site, whilst introducing recreational areas within the proposed area, the existing playing fields currently situated next to the Millhouse Pub will no longer exist. This may be acceptable as a sports facility to have to travel but for those of us walking dogs and out and about with children it is not. Peel Hall is known to be fertile/arable land. Over the last few years it has naturally evolved as wildlife haven. Whilst it does not have any designated status or is home to any protected species it does not detract from the plethora of wildlife that has established itself on the site. However on many occasions the site is stripped and

the only reason I and many others can conclude from this unnecessary destruction is to ensure that the site never manages to become established enough to be considered an area worthy of designation or that any protected wildlife will ever be found? The NPPF core planning principles include securing a good standard of amenity for all existing and future occupants, recognise the intrinsic beauty of the countryside and contribute to conserving and enhancing the natural environment. If this plan goes ahead these principles will not be met as this wonderful green space is the last of any substantial land in this area that can be used for people to walk and observe the wildlife. In the Core Strategy health and well-being is promoted as part of Warrington's vision. By removing this space it will be detrimental not only to existing residents but future ones too. In the documents submitted with the application they makes reference to the potential importance of the area as a heritage site and that there should be an excavation of the area prior to any development taking place. It is my understanding this is a recommendation and there is no guarantee this will be carried out with a risk to the history of the town being lost? In addition there is hedgerow with historical importance throughout the site. The land within the site is known to be heavily saturated and is often water logged. If outline planning application were given the drainage strategy that would be presented at this time would not provide much detail. As a greenfield site there would be a stipulation on the percentage run off allowed within from the site, however looking at the site layout there does not seem to be any areas that reference where SUDS will be located. Again this is a consideration of NPPF. Whilst the area is not currently at risk of fluvial flooding, surface water risk needs to be considered as the maps on the Environment Agency's website does show some risk but does not take into account climate change impact. With urban optimisation at this scale the pressure that would be put onto already poor drainage systems needs to be mitigated as part of the design. The drainage issues will probably be dealt with through conditions which are difficult to monitor on a large phased site. Therefore there is no guarantee that the developer will provide a sustainable drainage system and may instead opt for an end pipe solution potentially exacerbating capacity issues on United Utilities network. The site has been classed at significant risk, during construction, of air pollution from dust. Such a large site construction will be a lengthy process. In conclusion I object to the this development proposal on the grounds of pressure on road infrastructure, drainage systems, loss of green space and wildlife habitat, potential loss of Warrington's heritage and the disruption during construction from traffic, noise and air pollution.

Form Reference Number: 241703

12.09.16 01:34:15

INCOMING EMAIL

From: devcontrol <devcontrol@warrington.gov.uk>  
To: Mountain, Melissa <MMountain@warrington.gov.uk>  
Date: 13/09/2016 10:11:13  
Subject: FW: Peel Hall Development

Sent: 12 September 2016 06:16  
To: devcontrol; Broomhead, Steven  
Cc: WarringtonNorthC@gmail.com  
Subject: Peel Hall Development

Dear Sirs/ Madam

I wish to raise my concerns regarding the proposals for the development on Pelel Hall Park. I feel that the plans will have a detrimental affect on the area and I wish for these plans to be stopped.

regards

Susan Greenwood

INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 10:11:13  
Subject: FW: planning app number 2016/28492

**Sent:** 12 September 2016 10:47  
**To:** devcontrol  
**Subject:** planning app number 2016/28492

The application to develop the remaining green space by Satnam Millennium ltd gives no consideration to the existing people in Warrington which already has its infrastructure , roads and services stretched to the maximum or those people who would potential live there.

It would be a devaluing of life's qualities that is not essential, simple for their company profitability. This application has been turned down, quite rightly on a number of previous occasions and should be turned down again.

David and Sian Thomas.

INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 10:12:13  
Subject: FW: Peel Hall Planning Application

**Sent:** 12 September 2016 12:00  
**To:** devcontrol  
**Subject:** Peel Hall Planning Application

I understand that once again Satnam Millenium Ltd have submitted an outline planning application to develop Peel Hall!

I am writing to again oppose this on the grounds that this is the only green space we have left in this area where we can walk and families with children can play. Furthermore I am extremely unhappy by the amount of disruption that would be caused by such a large scale project whilst it is being built and, in the longer term the increased volume of traffic in the area which 1200 houses will bring.

June Mallard  
9 Mill Close  
Houghton Green  
Warrington  
WA2 0ST

## INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 10:12:13  
Subject: FW: Objection to Planning Application 2016/28492 - SATNAM development of Peel Hall

**Sent:** 12 September 2016 12:06  
**To:** devcontrol  
**Cc:** ""mailto:WarringtonNorth.CLP@gmail.com""@edge02.warrington.gov.uk;  
""mailto:sbroomhead@warrington.gov.uk""@edge02.warrington.gov.uk  
**Subject:** Objection to Planning Application 2016/28492 - SATNAM development of Peel Hall

Dear Sir/Madam

I would like to register my objection to the above development due to the following:

- Peel Hall is the only natural open green space in an already built up area and to build on it would have a substantial detrimental impact on local amenity. The area includes a large sports field as well as natural woodland and rural footpaths. Not only would local residents lose this quiet, green space amenity but the wide variety of wildlife it supports would lose their habitat .
- This development poses a significant threat to highway safety. There would be a massive increase in local traffic creating further congestion to the road network and increasing the risk of road traffic accidents significantly. The local highways are already busy due to the volume of existing housing and because the road system provides a way through to wider residential and working areas and to the motorway system. Car drivers routinely speed around this area creating hazard for other car users, pedestrians and cyclists – this can only be exacerbated by any further increase in traffic volume. Additionally the access planned off Mill Lane will create a new roundabout in very close proximity to that currently existing by the Millhouse Public House – this is also detrimental to highway safety.
- The increased population and traffic volume will create a significant increase in noise nuisance.
- The huge increase of the local population of the area will put significant strain on the local infrastructure, schools, doctors, dentists, public transport and general access to local services.

I very much hope the Council will seriously consider the views of local residents in respect to this planning application and send a clear message to SATNAM that repeated applications to develop this land will not alter the fact that building on it, in any respect, would remove public amenity and the right of local residents to a quiet, safe residential environment.

Regards

S.Coupland  
40 Shetland Close  
Cinnamon Brow  
Warrington



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INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 10:12:13  
Subject: FW: Comment on Planning Application 2016/28492

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 12 September 2016 18:36  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Application Number 2016/28492

Name: Miss Gemma Clarke

Address: 561 Grasmere Avenue, Poplars And Hulme, Warrington, WA2 0LD

UPRN: 100010284644

Comments: I am a resident of this area and a regular user of this park. At least twice daily. I have a son with special needs who needs regular exercise. I would like to appeal to the proposed application to build 1200 homes on this park.

Form Reference Number: 242634

12.09.16 18:36:16

INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 10:13:13  
Subject: FW: Objection to Peel Hall Planning Application 2016/28492

Attachments:  
(1) PeelHallObjection\_Elson2016.pdf(197 B)

**Sent:** 12 September 2016 18:36  
**To:** devcontrol  
**Cc:** WarringtonNorth.CLP@gmail.com  
**Subject:** Objection to Peel Hall Planning Application 2016/28492

Dear Sir/Madam,

Please find attached our objections to the planning application to develop Peel Hall

Yours faithfully  
Peter Elson



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: 57 Lockerbie Close  
WA2 0LT

INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 10:13:13  
Subject: FW: Objection to Planning Application 2016/28492 Peel Hall.

**Sent:** 12 September 2016 19:37  
**To:** devcontrol  
**Cc:** WarringtonNorth.CLP@gmail.com  
**Subject:** Objection to Planning Application 2016/28492 Peel Hall.

1. The proposed development is grossly over-scale for the environment the host area can support naturally. The scheme would be totally impossible to maintain at an acceptable level of well-being as there will never be the collective will or resources to cope with the problems which are bound to accrue to such an enlargement.
2. From the outset the development would begin to have a deleterious impact on the existing environment of the host area, an environment many residents have strived to maintain and even improve here and there, all against the background of economically difficult times.
3. Having negatively affected the host area the Peel Hall scheme would itself deteriorate rapidly further affecting the host localities.

F.Greenough

Sent from [Mail](#) for Windows 10

## INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 10:13:13  
Subject: FW: Objection to Peel Hall Planning Application 2016/28492

**Sent:** 12 September 2016 21:09  
**To:** devcontrol  
**Cc:** WarringtonNorth.CLP@gmail.com; Broomhead, Steven  
**Subject:** Objection to Peel Hall Planning Application 2016/28492

Dear Sir or Madam,

I write to register my objection to the proposed building development in the Peel Hall area of Warrington (planning application ref.2016/28492) for the following reasons...

- The proposed site is located on the only area of open undeveloped greenfield space to the North of Warrington.
- I regularly use the area for walking 'in the local countryside'. The proposed development will exclude my peaceful enjoyment of this amenity.
- I do not want my right to quiet enjoyment of the area in which I live to be severely reduced by the development of this land.
- Although this is an outline planning proposal and details of proposed buildings have not been provided, it is clearly obvious that this development will effectively merge the Orford, Cinnamon Brow and Houghton Green areas into one massive single conurbation. This will clearly not complement the identities of these separate local areas and the massive scope of the development will I believe have a detrimental impact on the existing character of the area.
- The ecological impact of a development of this size will have detrimental consequences on the wildlife currently living in the greenfield area.
- I believe that allowing this development to proceed will be a source of extreme nuisance to both myself and other existing residents of the surrounding area.
- I consider that the addition of another roundabout on Mill Lane, so close to the existing Mill Lane / Enfield Road roundabout to be dangerous to highway safety.
- The inevitable massive increase in traffic caused by building 1200 homes and other facilities on the Peel Hall site will lead to traffic congestion on and around Mill Lane, and also on Poplars Avenue. This could lead to an increase in traffic accidents as a result of the increased traffic congestion, and road safety will probably suffer especially during school runs and during heavy commuting times.
- The extra noise caused by the increased traffic from 1,200 homes, especially on Mill Lane, will also be a great source of nuisance to me and the other residents of the surrounding area.
- The wider public and private service infrastructure of the Warrington area, such as the Emergency Services, Doctors, Hospitals, Dentists, Schools, Shops, Public Transport, Water, Drainage, Sewerage, Power, telephone, broadband, etc., will all be further stretched, possibly to exhaustion and require supplemental funding from already stretched budgets.

- Further increased levels of traffic will increase wear and tear on local roads which are already in a very poor state of repair.
- The loss of the sports / football field located between Houghton Green, Mill Lane and The Mill House Pub is not compensated for by the inclusion of the reduced scope sports facilities contained within the proposal. This will represent a significant loss of amenity to existing local residents.
- Warrington Council has a duty of care to protect and enhance the local environment, including wildlife habitats, trees and woodland, this development if allowed will contravene that duty of care.

I therefore most strongly believe that it is absolutely unacceptable for the proposed building development to take place and I therefore wish to register my very strong objection to any development on this land.

***Regards,  
Peter Coupland***

40 Shetland Close  
Cinnamon Brow  
Warrington  
WA2 0UW

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## INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 12:00:13  
Subject: FW: Comment on Planning Application 2016/28492

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 13 September 2016 01:15  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Application Number 2016/28492

Comments: Please withhold my name and full address when publishing. To the Council Planning Department. I am writing to strongly object to the proposed planning application 2016/28492 of Peel Hall. I have been a Local resident for over 25 years and I believe that such a large scale development will devastate the area in many ways. I walk in the area planned for development everyday with my dog. It is the last bit of undeveloped green space for miles around. Peel Hall Park is a nice area but has maintained grass areas and tarmac footpaths. It doesn't compare to the natural beauty of the woods and the open space in behind. It is so peaceful and unless you were to walk it regularly you could not appreciate the abundance of wild life it is present. The area acts as a sponge to soak up the excess rain water and even in the height of summer the ground remains wet and often muddy. The effects of building on such land has had been well observed in other areas of the country over recent years, as this development is so close to the M62 even a slight increase in the water levels could be extremely hazardous to drivers. The areas surrounding the planned development are already some of the most deprived in the Country. Taking away the last area of green space for children and families to utilize for recreation and exercise will further increase the social and health inequalities that already exist in the town. I believe that this development directly contradicts the strategic plan that Warrington has already committed to. In the "Warrington's Health and wellbeing Strategy (2015-18) that was produced in response to the Marmot Review, The council committed to:

- Consider the impact and wellbeing in all our regeneration and development plans.
- Improve air quality.
- Ensure a healthy standard of living for all.
- Create and develop healthy and sustainable places and communities.
- Develop highways and infrastructure so that congestion is reduced.

I can't see how this development is in keeping with those promises and commitments already made by the council. I am also a volunteer Brownie Guide Leader in charge of a pack of Brownies that meet in Orford. Our pack often make trips to the Radley Plantation and the Woods as it is the only area where the girls can experience a very different environment and atmosphere than that in the local parks and playgrounds. It is magical to see the effect that the ancient woods have on them, Very quickly they and become engaged and act like children again, looking for fairies that they imagine living there and playing games of hide & seek. I urge the members of the planning committee do not to take this away from them. I understand that the woods are not part of the development, but the many years of heavy construction will make the area out of bounds for us. Please consider the future generations of children that will never get chance to utilize such open spaces if these plans go ahead. Is that really the legacy you want to

leave for the people of this town? The road congestion is obvious for all to see, the small residential roads already struggling and often gridlocked will become impassable and residents will be unable to continue with their normal daily activities. How can this be fair? The proposed Recreation and sports facilities will eventually become the responsibility of the council and therefore become an extra commitment on the already stretched council budget. Warrington CCG have only recently completed the re-organisation of the primary health care provisions in the town, with the development of the GP clusters and the Bath Street wellbeing centre. I cannot see where the budget for an extra health centre and GP surgery will come from. A new health centre is very little use to the community if the NHS cannot provide the funds for the medical staff run it. In addition I'm sure we all would like more access GPs but nationally the NHS are unable to recruit enough doctors to work in General Practice and the forecast is that this will become worse in the future. So even if the money were to be available to provide the required Dr's it is unlikely that they would be employed. I strongly urge the members of the planning committee to refuse this proposal and think about the residents of this town. I believe Satnam have nothing but contempt for the residents of Warrington and little respect for the council or the planning committee. They continue to pursue plans for this site and after each rejection they come back with a bigger and more controversial application. Once they have made their money and devastated the area they will never give a second thought to the town or its people. Committee members please resist the pressure and say NO.  
Form Reference Number: 242781

13.09.16 01:15:03

## INCOMING EMAIL

From: devcontrol  
 To: Mountain, Melissa  
 Date: 13/09/2016 12:00:13  
 Subject: FW: Objection to Planning Application 2016/28492 . Peel hall Site

**Sent:** 13 September 2016 01:10  
**To:** devcontrol  
**Cc:** jonesh@parliament.uk  
**Subject:** Objection to Planning Application 2016/28492 . Peel hall Site

**Please withhold my name and full address when publishing.**

To the Council Planning Department.

I am writing to strongly object to the proposed planning application **2016/28492** of Peel Hall.

I have been a Local resident for over 25 years and I believe that such a large scale development will devastate the area in many ways.

I walk in the area planned for development everyday with my dog. It is the last bit of undeveloped green space for miles around. Peel Hall Park is a nice area but has maintained grass areas and tarmac footpaths. It doesn't compare to the natural beauty of the woods and the open space in behind. It is so peaceful and unless you were to walk it regularly you could not appreciate the abundance of wild life it is present.

The area acts as a sponge to soak up the excess rain water and even in the height of summer the ground remains wet and often muddy. The effects of building on such land has had been well observed in other areas of the country over recent years, as this development is so close to the M62 even a slight increase in the water levels could be extremely hazardous to drivers.

The areas surrounding the planned development are already some of the most deprived in the Country. Taking away the last area of green space for children and families to utilize for recreation and exercise will further increase the social and health inequalities that already exist in the town.

I believe that this development directly contradicts the strategic plan that Warrington has already committed to.

In the "**Warrington's Health and wellbeing Strategy (2015-18)**" that was produced in response to the Marmot Review, The council committed to:

- Consider the impact and wellbeing in all our regeneration and development plans.
- Improve air quality.
- Ensure a healthy standard of living for all.
- Create and develop healthy and sustainable places and communities.
- Develop highways and infrastructure so that congestion is reduced.

I can't see how this development is in keeping with those promises and commitments already made by the council.

I am also a volunteer Brownie Guide Leader in charge of a pack of Brownies that meet in Orford. Our pack often make trips to the Radley Plantation and the Woods as it is the only area where the girls can experience a very different environment and atmosphere than that in the local parks and playgrounds. It is magical to see the effect that the ancient woods have on them, Very quickly they and become engaged and act like children again, looking for fairies that they imagine living there and playing games of hide & seek. I urge the members of the planning committee do not to take this away from them.

I understand that the woods are not part of the development, but the many years of heavy construction will make the area out of bounds for us.

Please consider the future generations of children that will never get chance to utilize such open spaces if these plans go ahead. Is that really the legacy you want to leave for the people of this town?

The road congestion is obvious for all to see, the small residential roads already struggling and often gridlocked will become impassable and residents will be unable to continue with their normal daily activities. How can this be fair?

The proposed Recreation and sports facilities will eventually become the responsibility of the council and therefore become an extra commitment on the already stretched council budget.

Warrington CCG have only recently completed the re-organisation of the primary health care provisions in the town, with the development of the GP clusters and the Bath Street wellbeing centre. I cannot see where the budget for an extra health centre and GP surgery will come from.

A new health centre is very little use to the community if the NHS cannot provide the funds for the medical staff run it. In addition I'm sure we all would like more access GPs but nationally the NHS are unable to recruit enough doctors to work in General Practice and the forecast is that this will become worse in the future. So even if the money were to be available to provide the required Dr's it is unlikely that they would be employed.

I strongly urge the members of the planning committee to refuse this proposal and think about the residents of this town.

I believe Satnam have nothing but contempt for the residents of Warrington and little respect for the council or the planning committee. They continue to pursue plans for this site and after each rejection they come back with a bigger and more controversial application. Once they have made their money and devastated the area they will never give a second thought to the town or its people.

Committee members please resist the pressure and say NO.

Regards

Sent from [Mail](#) for Windows 10



INCOMING EMAIL

From: devcontrol <devcontrol@warrington.gov.uk>  
To: Mountain, Melissa <MMountain@warrington.gov.uk>  
Date: 13/09/2016 15:28:13  
Subject: FW: Peel Hall Planning Application 2016

-----Original Message-----

Sent: 13 September 2016 14:32  
To: devcontrol  
Subject: Peel Hall Planning Application 2016

Dear Sir

I would like to comment on the proposed planning application which has recently been submitted by Satnam Millenium Ltd in respect of the Peel Hall site.

Since we moved to Brathay Close in 1997 we have been subjected to numerous planning applications by this particular developer, all to no avail. The site is landlocked and without major infrastructure development is impossible to develop in its present form. The current application contains no evidence of any proposed infrastructure that would move traffic away from the traditional routes and hence we believe it should be rejected as before.

In particular since the previous application was rejected the area has been subjected to a major redevelopment in respect of the former Fordton Leisure Centre site which is now the home of a new Aldi store and Costa Coffee drive-through. As a result the area in the vicinity of Sandy Lane West now suffers from major traffic problems particulate at peak times. It is not unusual to see traffic backed up as far as Cleveland Road and Sandy Lane at peak times, so the prospect of the existing roads in this vicinity taking a massive amount of additional traffic from the proposed Satnam development is extremely worrying for local residents such as us.

In addition we also stand to lose one of the very few open spaces that we have in this area. The fields nearby contains a massive amount of wildlife and bird life which will clearly disappear if this development goes ahead.

Finally and from a very personal perspective these repeated attempts to develop Peel Hall are proving very stressful for us and our neighbours. I believe that this is the third or fourth attempt by this developer to put houses onto Peel Hall over the past fifteen years and each time this happens it causes a substantial amount of disruption to our peaceful neighbourhood.

So I should be grateful if you could make a note of our concerns and please ensure that these ill- thought out proposals are rejected once again just as they have been in the past.

Yours faithfully

David and Shirley Sawyer

4 Brathay Close  
Warrington WA2 9UY

Sent from my iPad

INCOMING EMAIL

From: devcontrol  
To: Mountain, Melissa  
Date: 13/09/2016 15:28:13  
Subject: FW: Comment on Planning Application 2016/28492

**From:** [REDACTED] **On Behalf Of**  
devcontrol@warrington.gov.uk  
**Sent:** 13 September 2016 15:13  
**To:** devcontrol  
**Subject:** Comment on Planning Application 2016/28492

Application Number 2016/28492

Name: Mr Clive Nash

Address: 77 Lockerbie Close, Winwick, Warrington, WA2 0LT

UPRN: 100010295312

Comments: To Whom It May Concern, I object to the proposals by Satnam regarding the development of Peel Hall. I enjoy the peaceful nature of the area and was drawn to it for this reason when I bought a house in Cinnamon Brow several years ago. As such, I would prefer not to see fields being turned into real estate.

Form Reference Number: 243596

13.09.16 15:12:40

1 Newton Grove  
Fearnhead  
Warrington  
Cheshire WA2 0YA  
10 September 2016



Council Planning Department  
Warrington Borough Council

Dear Sirs

**Peel Hall/Radley Common Development – resubmission for planning by Satnam**

We are writing to object vehemently against the above for the following reasons:

- The current infrastructure of roads in this area are already stretched and Delph Lane is a narrow country road which is not suitable for heavy traffic and plant machinery
- These are old woodland areas which will be spoilt if this amount of building goes ahead.
- There are few green areas in north Warrington for children to play, dog-walkers to use and to minimise pollution for the Motorway fumes
- Warrington is surrounded by congested Motorways, Industrial Parks, and needs to retain open fields and woodlands to counter this for residents
- Unethical practices being used by Satnam, ie buying former council houses at inflated prices in order to create access roads for this development
- Houghton Green village would be destroyed. We have few village environments in North Warrington, as opposed to South Warrington
- There are other brownfield sites which would be much more suitable for development and without spoiling old woodland areas managed by the Woodland Trust
- Other major developed areas eg Chapelford which has taken 20 years to complete should be enough housing to support the town

Please let us know if there are any other methods which we could employ to add to the opposition groups

Yours faithfully

Jan Pritchard and Robert Jones



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: 32 Mill Lane, Houghton Green  
WA2 0SU

Development Control  
New Town House  
Buttermarket Street  
Warrington WA1 1XL

26th August 2016

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Address: 13 Birch ave winwick warrington  
WA2 9TN

Development Control  
New Town House  
Buttermarket Street  
Warrington WA1 1XL

26th August 2016

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Development Control  
New Town House  
Buttermarket Street  
Warrington WA1 1XL

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Development Control  
New Town House  
Buttermarket Street  
Warrington WA1 1XL

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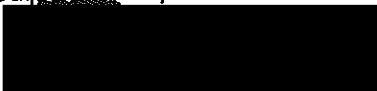
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Yours faithfully



Address: ..... 82, LOCKGABIE CLOSE.....

..... WARRINGTON WA2 0L4.....

Development Control  
New Town House  
Buttermarket Street  
Warrington WA1 1XL

26th August 2016

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This application should be refused.

Yours faithfully



Address: 69 NEWHAVEN ROAD, ORFORD.....  
WARRINGTON, CHESHIRE. WA2 0NR

Development Control  
New Town House  
Buttermarket Street  
Warrington WA1 1XL

26th August 2016

PLANNING APPLICATION 2016/28492 - PEEL HALL WARRINGTON

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Yours faithfully

Address: 69 Newhaven Rd, Orford,  
Warrington, Cheshire. WA2 0NR

Development Control  
New Town House  
Buttermarket Street  
Warrington WA1 1XL

26th August 2016

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CHRIS GENDERS  
Address: ..... 25 MILL LANE, HOUGHTON  
..... GREEN WARRINGTON, WA2 0UY .....

Development Control  
New Town House  
Buttermarket Street  
Warrington WA1 1XL

26th August 2016

6 - SEP 2016

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Maureen Taylor  
Address: ..... 25 Mill Lane Houghton  
Green, Warrington, WA2 0UY .....

Development Control  
New Town House  
Buttermarket Street  
Warrington WA1 1XL

26th August 2016

6 - SEP 2016

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MICHAEL RICE

Address: .....36 MILL LANE, HOUGHTON  
GREEN, WARRINGTON WAZ OSU

Development Control  
New Town House  
Buttermarket Street  
Warrington WA1 1XL

6 - SEP 2016

26th August 2016

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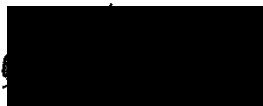
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This application should be refused.

Yours faithfully



(MR R. ROBERTS)

Address: 52 LOCKERBIE CLOSE  
CINNAMON BROW, WARRINGTON, WA2 0LL



Development Control  
New Town House  
Buttermarket Street  
Warrington WA1 1XL

26th August 2016

6 - SEP 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. R. HIGHAM.

Address: 24 MILL LANE.  
HOUGHTON GREEN, WARRINGTON WAR OSU.