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Subject: Peel Hall - Satnam

Dear Sir / Madam

Reference:

PLANNING APPLICATION SHLAA Reference 1506
Development of 1200 residential and commercial properties at Peel Hall Development at Warrington Poplar and Hulme Ward by South of the M62 East of the A49 as proposed by SANTAM Group:

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the development of these houses in this location. Peel Hall in Poplars & Hulme Ward, Warrington is a dispersed settlement where development proposals should be considered very carefully: infilling could ruin the character of the entire area while estate development would overwhelm it.

The protection of Peel Halls visual, historic and archaeological qualities is also supported by the National Planning Policy Framework which states that permission should be refused for development of the poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Pressure for the development in the village is considerable, mainly for housing city commuters, but has been successfully resisted in four similar cases (including several appeals) in the last five years. The reasons for rejecting those schemes also included the inadequacy of the lanes to accommodate even small increases in traffic, and because road widening would destroy ancient field boundaries. In addition, I am concerned about the level of bus services and fleet passenger capacity of public transport through the area. Local health is also a key concern as this increase on motor users could lead to direct pollution of vehicles on this route during and after business hours.

This could severely affect the mode of transportation into neighboring business parks. Increasing the number of public transportation and road users plying through the area would also affect the public transport experience for locals as the buses are full. Neighbouring train's stations such as Padgate and Birchwood have seen a rise in numbers of commuters making the travel from Warrington to Manchester a tedious experience as there aren't available seats for commuters and would limit opportunities for the resident's new development to travel by public transport.

The proposed siting of the development is particularly ill-considered: it is on a Greenfield site used by many villagers and tourists for recreation and walking dogs, and building here would both diminish the striking view into the center of the area and be prominent from most angles within the Cinnamon Brow and Houghton Green. The style design is out of keeping with the areas strong historic character - no other dwelling in the has the terraced new build capacity proposed, for instance. While design issues might be solved by conditions or revised proposals, these could not remedy the siting problem.

Furthermore, there is no need for this kind of open market housing in the area. Poplars and Hulme. The Parish Council area- Fearnhead and Cinnamon Brow already has adequate small affordable houses: the only identified need is for Large Family housing for residents who work locally, as recently confirmed by your Housing Department's Housing Needs Survey. As an alternative to this proposal, we would support the construction of only 250 five bedroom fully detached houses built on peel hall, if it was ensured that these maintain the desirability of the area and not cause overpopulation on public transports and local roads, schools local amenities, environmental pollution, increased noise levels and affect the overall livelihood of the area.

I understand Fearnhead, Cinnamon Brow and Houghton Green area share these concerns.

Yours faithfully,

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