



**WARRINGTON BOROUGH COUNCIL'S PREFERRED DEVELOPMENT OPTION PLAN**  
**OPPOSITION TO DEVELOPMENT ON LAND KNOWN AS PEEL HALL**



I am urging you to seriously rethink the inclusion of Peel Hall in any development plan now and in the future. I also ask you to reconsider the council's desire for massive growth and in its place, deliver a more suitable and environmentally friendly option that best suits the needs of our town rather than be forced down a route that threatens us all with an unsustainable future. A plan that best nurtures our historical and cultural identity and protects our greenfield and green belt sites and natural habitats that enhances our health and wellbeing. Peel Hall is a location that encapsulates all these things.

I am concerned as to why our council has mentioned the development of a primary school on this land (without it being designated anywhere) and without further explanation as to how it can justify this. This is causing deep concerns among residents who fear this may be a pathetic and unjust "gateway" to a development that will change the face of North Warrington forever, and NOT in a good way

I am also deeply concerned about our council's aspirations for 'city status'. I do not know of one Warrington resident who supports this crazy notion that would spell complete disaster for our town – a town that we love. I am constantly wondering: "why on earth" has our council failed to give us all the opportunity to find out whether we support this crazy "dream" or not and I am calling for our council to hold a town-wide referendum on this issue so that we can all have our feelings well and truly heard on this matter. The truth will be that the majority of us do not want this massive, unnecessary growth and none of us want this invasive and destructive bulldozing of our town.

I am urging you all to continue to oppose development of any kind on land at Peel Hall. As you are aware, Satnam has decided, for a second time, to appeal against our council's decision to refuse this application on a unanimous level. Satnam's aim is to snatch North Warrington of its last open, natural green space. It is an area of unique natural beauty abundant with plant and wildlife enjoyed by residents, of all ages. Particularly those who live in the heavily urbanised areas of Orford, Poplars and Hulme, Cinnamon Brow, Winwick, and Houghton Green that sandwich this site and, also further afield such as Fearnhead, Longbarn and Birchwood. This is going to be the second time we face a Government Inspector. This fight has been going on for years. Satnam has failed at every application submitted to date. Why? There is good reason for this and such words and phrases as unsustainability and dire lack of infrastructure spring to mind.

This is THE last green space of its kind left in North Warrington and it plays a vital part in combating pollution and enhancing the wellbeing of everyone who lives in this area. But the planning applications forwarded by Satnam have given us all extreme and serious concerns about the future sustainability of such a hideous major development that would spell nothing but disaster for this part of Warrington, and indeed produce major costly headaches for Warrington Borough Council for many, many years to come – and don't forget WE have to live with it.

I believe that the composition of the land at Peel Hall is complex and produces nothing but deep causes for concern. An underwater spring flows through this land and on top of this is "running sand" with layers of several meters of peat on top. No amount of draining, back filling or similar work to stabilise this moving mass could provide, quite literally, a concrete

and stable answer to the longevity of any structure, and we believe would definitely not achieve a perfect base for a development of this size. Furthermore. I believe it would eventually constitute a public safety issue.

I also believe that Peel Hall has also been subject to, (not only geological surveys in the past), but also archaeological surveys. One such Cheshire County Council survey, I believe, documented that Peel Hall was a site with a level of “high archaeological interest” – unfortunately our town has been described as “the town that is intent on destroying its history”. One particular location on Peel Hall protects a moated area dating back to the Anglo-Saxon age. that I understand will NEVER be built on. It is shown on the plan as a “green area”) ..... but why has nothing been done to protect the other discoveries that have been tentatively unearthed (and documented) at Peel Hall! These include Roman and medieval areas of interest plus Peel Hall was the site of an historical battle. There are also numerous footpaths that residents are trying to protect, despite Satnam’s attempts to erase. One is ploughed over on a regular basis by its contractors. There is also the issue of common land status – particularly along Radley Lane which separates Ballater Playing Fields from Satnam’s land. This land status dates back to the 1800’s and could well link to what is known as Radley Common today. I urge you to investigate this on our behalf.

I am not the only resident who passionately believes that this site should be protected and preserved for our town and its future generations. I understand the council is under pressure to find suitable land to accommodate the extra houses it has been forced to achieve, due to Satnam’s High Court hearing. but Peel Hall is a location that has unique qualities that it should remain as a natural asset to North Warrington and our town.

Regarding the pending appeal, there is great concern among local residents who are opposing this proposed development, that once again public services and resources are being used to review an application that is quite clearly unsustainable and Satnam has done nothing to reverse current opinion. The site is listed within the SHLAA report (ref 1506). It states that it is considered to be suitable, available and achievable however this is based on information provided by Satnam and does not demonstrate how it intends to overcome issues with contaminated land, ground conditions, surrounding land implications and hazardous installation. The latest appeal brings into question yet again Satnam’s disregard for this last piece of natural green space, its wildlife and local community as well as the unnecessary and repeated pressure being forced on public services by not being able to demonstrate how it will mitigate any of the issues raised by politicians and residents alike.

Satnam has not shown how it will make this development sustainable as well as overcoming all the serious land issues as outlined in the SHLAA document. It is worth noting that this site is only seen as suitable, available and achievable purely based on Satnam’s say so. The SHLAA is not a new piece of evidence, just an updated land supply that has been assessed by the council. There is no real attempt by Satnam to bring clarity on how it aims to resolve the insurmountable issues regarding lack of infrastructure and issues of unsustainability -Satnam’s grey claims have left me dumfounded!

Satnam’s applications that have been submitted over the past few years have proven to be nothing but unsustainable. The land is completely landlocked with no infrastructure. I believe these applications, including the current one, are flawed, lacking in accurate data and information and only give more proof that Peel Hall is not desirable to withstand development.

I also firmly believe that some of Satnam’s current attempts to provide adequate and satisfactory access in and out of the proposed development are “fudged” and clearly demonstrate traffic access and flow as a real worry to public safety. Satnam has even assumed it can also snatch the only playing field we have on Ballater Drive in its bid to try to get around the access issues. Not content by threatening Peel Hall this company now wants to take our playing field too – Satnam do not own this land as it is currently under

the control of Warrington Borough Council. PLEASE help us protect this amenity. Local residents would like to use this amenity in the future to hold family oriented events such as Easter egg hunts, Christmas and summer fayres and suchlike. Their aim is to bring this community closer together = surely this is a good and positive thing that should be encouraged?

Question: Do I believe Satnam can produce an application that will be sustainable and a development that will blend in and integrate harmoniously with its surrounding communities? My answer is a definite NO. I believe Satnam has done nothing but display no regard for the residents and wildlife that will be directly affected by its intentions. Can I trust Satnam to work hand in hand with our community and provide clear answers to the mountain of serious issues that will affect us? NO. Can Satnam produce a fully sustainable development on Peel Hall? NO. Do I trust Satnam to come forward with professional, reliable, up to date, precise and accurate data to allow deep and thorough consideration on a major development that will change the face of North Warrington in a good way? NO.

Before I conclude - It has to be mentioned that roads in this locality cannot accommodate more traffic, especially at peak hours. A bump on any road, and especially the M62 and A49 causes total gridlock in our locality. To add to this, neighbouring boroughs have already approved housing and industrial developments that will choke the main roads that are earmarked as possible access to Peel Hall. Can our town continue to provide adequate emergency services, medical facilities, educational facilities for all ages? I really don't think our town can sustain such vital resources and even more so when land is being snatched to build more and more houses because the Government tells us we have to do it. Our services are overstretched now without the inclusion of major developments such as Peel Hall.

So, I am urging you all to stand by your actions and words and continue to listen to what local residents really want. I am urging you to continue to fight to stop Satnam from getting the approval it desperately seeks. Taking away Peel Hall will totally destroy a unique natural green space and deprive hundreds and hundreds of residents from enjoying and appreciating such a rare and unspoilt location. In North Warrington, there is NO other green space of its kind left. GREEN is a very important word, GREEN helps us to feel good, GREEN helps us to breathe clean air and GREEN encourages our health and mental well-being. Our children need to learn first-hand about our environment, nature and wildlife instead of watching it being destroyed on TV or sitting in front of a computer playing games all day. We all benefit from being out and about in the fresh air. Where can our children appreciate GREEN when its gone for good!

Satnam has failed at every attempt to achieve planning permission. Why? Because there must be some serious fundamental adverse issues that are preventing a greedy and already prosperous organisation from expanding its bank balance overnight that would prove to be to the detriment of north Warrington and everyone who lives here.

Don't let us down - SAVE PEEL HALL!