



Tel: [REDACTED]  
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Dear Professor Broomhead,

12<sup>th</sup> June 2019

**Re: SATNAM - Proposed Peel Hall Development Site**

I write to you regarding my opposition regarding any plans for the development at Peel Hall.

I am a local resident and have supported action taken by our local 'Protect Peel Hall' group, attended various meetings and consultations over the past few years, and contributed a statement to HM Inspector's Enquiry in 2018 which was included in the official report.

There are a number of important reasons why I object to any building on this last remaining undeveloped and green open space in North Warrington. These include the:

- increased urbanisation of North Warrington
- proximity of housing to a busy motorway
- increased traffic volumes on M62 Junction 9 and surrounding roads
- significant increase in traffic noise levels
- serious decline in air quality around the area
- increase traffic weights and volume on local roads
- loss of a well-loved local amenity
- loss of an incredible range of wildlife

I [REDACTED] love Warrington and my surroundings. However, the infrastructure here, designed over forty years ago, is now suffering from the volume of traffic travelling our local roads. These roads include Highfield Lane Winwick, Middleton Lane Winwick, Delph Lane Houghton Green, Blackbrook Avenue Cinnamon Brow, Cinnamon Lane North, Enfield Park Road Cinnamon Brow, Capesthorpe Road Orford, Poplars Avenue Orford, Sandy Lane Orford. Part of the increase is due to traffic from the various business parks 'cutting through' each day to access the main roads out of the area.

**In particular, the size and weight of vehicles increasingly using our roads is worrying. Those roads which included some named above, were not constructed with such sized vehicles in mind. Increasingly, residents in Cinnamon Brow observe lorries of some 32 tons trying access the North Warrington area from the M6 and M62 motorways, often blocking traffic in both directions (i.e.: frequently evidenced in Highfield Lane & Delph Lane, which are more suitable to farm traffic and small vehicles.)**

I attach below some photographs taken in 2018 of a large delivery lorry arriving to deliver to our local convenience store in Cinnamon Lane North. This is an example were small local convenience stores no longer use small delivery vans, but rely on larger vehicles to deliver to a chain of shops across our town. This mode of delivery is now normal and occurs most days, often causes parking problems for the driver along with traffic congestion and parking problems for the steady stream of customers.



Today, nationally, technological progress is such that haulage companies distributing food, parcels, goods via the internet and large household items use larger vehicles to make their deliveries. Vehicles of increasing tonnage are therefore seen much more frequently on local roads.

Building more homes, care facilities, leisure amenities, light business premises and shops on the Peel Hall site, **an area already under pressure and encircled with increasing traffic and tonnage problems**, will escalate the difficulties on our roads and its impact will:

- compromise the safety of local residents
- increase the level of road repairs and restructuring
- affect the quality of life of existing residents



Warrington has such a lot to offer its residents, our once thriving market town has evolved into a welcoming, vibrant town offering excellent employment and leisure opportunities. With good planning our town centre could open up many options for excellent living conditions and complement the work currently being done in bringing back to life our fantastic centre. So many possibilities exist within our wonderful older buildings with their empty upper rooms and the numerous empty structures which are falling into disrepair.

I urge you, to recognise the importance of retaining our fast disappearing open green spaces, in particular this special portion of land in North Warrington. Also, to appreciate that **already** the current roads encircling Peel Hall, particularly during peak hours, do not cope well. I believe, the Secretary of State James Brokenshire, was absolutely correct in supporting the decision of his Inspector at the 2018 Public Enquiry dismissing the proposals by SATNAM to build on Peel Hall. (Reference No. 2016/28492) I also strongly believe that Warrington Borough Council should remove Peel Hall from the Local Plan and that there should be no future development on this site, (Ref: SHLAA Reference -1506)

Yours Sincerely,

Catherine W Webster

Professor Steven Broomhead  
Chief Executive Warrington Council  
3<sup>rd</sup> Floor New Town House  
Buttermarket Street  
Warrington, WA1 2NH **(Sent by email 13.06.19)**

Copied to Cllr Russ Bowden