



Warrington Borough Council,
Planning, Policy and Programmes,
New Town House,
Buttermarket St,
Warrington,
Cheshire
WA1 2NH

Dear Sir/Madam



I was dismayed to return from my holiday and find a letter from Warrington Borough Council regarding an appeal to the above planning application by Satnam to the Secretary of State.

Furthermore it appears that Warrington Borough Council, in the same week as the appeal was made, have issued their local plan, including the Strategic Housing Land Availability Assessment July 2017. This document refers to the Peel Hall Site and now concludes that it is "suitable, available and achievable" for development.

This is very disturbing and I am horrified that after previously refusing permission to develop the site, they have subsequently included it in their local plan.

It seems to me to be more than a **coincidence** that the week in which Satnam have lodged their appeal against the decision by the council to refuse planning permission, that the council have done an about turn on this matter!! **IS THERE ANY MONEY CHANGING HANDS HERE?????** I am a lay person, a resident but it all appears to be under hand to me!!

Anyone, living in the area surrounding the proposed development site on Peel Hall is fully aware that this will be catastrophic to the local area. It will increase traffic that the existing infrastructure

cannot cope with. Currently driving down Poplars Avenue and surrounding roads it is an absolute nightmare, adding further traffic from new residents, businesses and deliveries will be horrendous.

Whenever there is a problem on the M6 and M62 Motorways in particular these areas become gridlocked with people trying to find a way through Warrington. Winwick Road is an absolute nightmare to drive down in busy times, as is the A574 . Currently, trying to get in or out of this area of Warrington is an absolute nightmare. Adding a further 1,200 houses and apartments, most of which will have a minimum of 1 car and most 2 is absolutely ridiculous!! That's without the additional traffic going to and from the proposed new businesses.

Furthermore, the devastation it will have on local wildlife and added noise and pollution will be detrimental to existing residents. They will also be losing land that they use for walking and biking and exercising their dogs etc. This open space need to be preserved and protected. The Government is actively asking people to do more to keep fit and healthy and taking away green space is going against this totally.

I therefore wish to lodge my objection to the appeal and urge Warrington Borough Council to uphold their original decision to refuse planning permission to Satnam, or any other developer for that matter either now or in the future, to develop the Peel Hall site.

I would also request that you acknowledge my objection and look forward to receiving that acknowledgement in due course.

Yours Sincerely,

