



P012
HVK

WHEELCHAIR ACCESS

JAGUAR





CHESHIRE FIRE & RESCUE SERVICE

PRISON

Don't ruin your life
- don't start fires

Setting fire to wheeled bins
is a serious crime that
could result in a long
prison sentence.

www.cheshirefire.gov.uk

2

2



P012
HVK



From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: devcontrol
Subject: Comment on Planning Application 2016/28492
Date: 25 August 2016 09:20:17

Application Number 2016/28492

Name: Mrs Carolyn Stanley

Address: 43 Perth Close, Poulton-with-fearnhead, Warrington, WA2 0SF

UPRN: 100010306070

Telephone: [REDACTED]

Email: [REDACTED]

Comments: Re the proposed Satnam development in Houghton Green. I strongly object to this proposal. When you look at the map of what this development would mean, it is clear that it represents 'urban sprawl' of the worst kind, completely changing the face of this area of North Warrington, and completely obliterating a large area of green and natural space. This would be a massive development, not in keeping at all with the surrounding area, which is a pleasant mix of housing and parkland/open spaces. With 1200 new properties, the traffic in the area will increase hugely on roads that are not able to cope, with likely congestion in all directions. There is an assumption that Satnam can drive a new road across recreation fields they do not own, which are extensively used by local residents. The open land around Peel Hall is a haven for a wide range of wildlife (birds, butterflies, mammals etc.), extensively used by local residents for healthy exercise, recreation and wildlife watching. This will be completely destroyed. Why not instead extend the current Woodland Trust and other woodland and create a new nature reserve for the health and benefit of residents across Warrington? We certainly do not need another cheap supermarket and downmarket pub in Warrington, and land allocated for a primary school cannot guarantee that such a school will happen. In summary, this proposal is completely out of character with the local area and will destroy well used open natural space, and is no doubt based on a drive to make profit by Satnam with little regard for local opinion. Please ensure the views of local residents are taken into account when reviewing this proposal.

Form Reference Number: 222562

25.08.16 09:20:12

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: devcontrol
Subject: Comment on Planning Application 2016/28492
Date: 25 August 2016 08:56:18

Application Number 2016/28492

Name: Ms Heather Daluz

Address: 77B Malpas Drive, Great Sankey, Warrington, WA5 1HN

UPRN: 100010297176

Telep [REDACTED]

Email [REDACTED]

Comments: I object to the potential d structuring of the main green space left before the motorway. We should be protecting these for the future rather than destroying them. There are many brown sites that should be d beloved instead should we need houses. Also, the wider area should not be subjected to ththe additional traffic (which will be more than stated in he proposal). I have driven in all directions from this proposal and all of them can be gridlocked at certain times of the day and cannot cope with more traffic. I can sit in traffic for half an hour some days to get out of the area. The added burden would make it intolerable.

Form Reference Number: 222549

25.08.16 08:56:14

From: [REDACTED]
To: [devcontrol](#)
Cc: [MANDI](#)
Subject: Comment on Planning Application 2016/28492
Date: 23 August 2016 17:50:32

Application Number 2016/28492

Name: Miss Amanda Owen

Address: 18 Brathay Close, Warrington, WA2 9UY

I wish to object strongly to the proposed development of Peel Hall. I live off Poplars Avenue which is already unfit for purpose in respect of traffic because of all the parked cars on either side. Navigating Poplars Avenue as it stands is difficult and dangerous therefore to add 1200 new houses plus local facilities will render the Poplars and Hulme area inaccessible. The road network infrastructure in Warrington is already at over capacity. Winwick Road is regularly at a stand still at busy times and if there is a problem on any of the nearby motorways the whole of Warrington grinds to a halt. The last thing that is needed is more housing and more cars on the road.

My understanding is that one of the access points to the new development will be directly opposite my Close. It can be difficult to get out of the Close today because Poplars Avenue is a busy road and I believe that should this development go ahead, the residents of the nearby streets will suffer and will struggle to get out of their streets and back home again.

Please add my comments to the Planning Portal.

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: devcontrol
Subject: Comment on Planning Application 2016/28492
Date: 23 August 2016 16:08:12

Application Number 2016/28492

Name: Miss Joanne McCreary

Address: 314 Poplars Avenue, Poplars And Hulme, Warrington, WA2 9UF

UPRN: 100010307223


Telephone:

Email [REDACTED]

Comments: I STRONGLY OBJECT to the proposed planning application 2016/28492. As these plans will affect Poplars Avenue where I reside and proposed exit routes will lead on to this road this would cause considerably more traffic. As this is already a very busy road has the extra traffic been taken into consideration for the residents along this road, i.e. noise, pollution and safety? As regards to the proposed building - family pub/restaurant, local centre, school etc. there are good schools and community facilities already established and also I am sure another pub/restaurant is not necessary as there is one fairly close by. Also why is there to be industrial units again causing more traffic and noise to the residents of Poplars Avenue and properties on the A49, which is always gridlocked. Surely there is no requirements for all these properties in this area and to state it will take 15 years to complete no consideration has been given to the existing residents. I would therefore like my OBJECTIONS to be considered before any final decisions are made.

Form Reference Number: 220165

23.08.16 16:05:33

From: 
To: devcontrol
Subject: APPLICATION NUMBER 2016/28492 - SATNAM MILLENNIUM LTD
Date: 24 August 2016 14:26:28
Attachments: [image001.png](#)

Once again we, THE WORKING CLASS, are having to fight tooth and nail to oppose this obscene and unnecessary development on what is now the only amount of greenbelt land within several miles that we can still enjoy.

- Why is this allowed to be subject to planning yet again when it went to the High Courts and was rejected?
- Why do Councils not listen to the working class people who are also entitled to enjoy wildlife, trees and a little open space during their limited free time?
- Why should these developers be allowed to live in their palatial homes surrounded by countryside when we have endure this horrendous planning application?

You can rest assured that Mr Dhillon (Owner of Satnam Millennium Ltd) would never in a million years allow such a development to go ahead on the doorstep of his 100+ acre mansion with its six polo fields!!!!.

I would strongly request that this application be rejected and that quality of life for residents will prevail over what is deemed to be called progress.

Valerie Banner

Kind Regards,
Val Banner



From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: devcontrol
Subject: Comment on Planning Application 2016/28492
Date: 25 August 2016 09:29:12

Application Number 2016/28492

Name: Mrs Tina Dutton

Address: 2 Birch Avenue, Winwick, Warrington, WA2 9TN

UPRN: 100010265891

Telephone: [REDACTED]

Email: [REDACTED]

Comments: I am writing today to lodge my objection against Satnam placing another application, planning to build 1,200 houses, employment Units, Pubs etc on Peel Hall . My concerns about this planning going ahead are: 1. First and foremost BIRCH AVE IS FAR TOO NARROW 2. The proposed roads into the planned 15 and 10 houses says that they are going to put in two access points, (both ridiculous, especially at the end of the road going into the 10 houses) the letter we received states, the plans could be subject to change, which could mean that Birch Ave would become a rat run though to the other end, 3. The protected animals we have living in the fields and trees, it can't go ahead, the law, is the law! 4. The planning if past is subject to change? We have had experience of this and I feel this shouldn't be allowed, as they'd change it to things that wouldn't have been pasted if they were in the original plans. 5. Since the building of 'Fairhaven' the road in Birch Ave is a disgrace, holes and cracks in the tarmac, the grass verges are a mess, residents have to park on them as they have nowhere to park or for fear their car will be damaged. More traffic would mean a new road, more disruption and cost to the council. 6. Sometimes cars from the unit blow their horns because they can't get through, disturbing our privacy, can you imagine an added 25 houses? 7. Cars already park at the top of Birch Ave and Poplars Ave and walk over to the units on Winwick Quay. If the employment unit goes ahead, the employees will be parking on our roads and walking through instead of driving round past Aldi and down Cotswold road, its already a nightmare trying to get out of the avenue already, let alone trying to turn into the Avenue without abuse or the car behind in your boot. 8. Why have the residents on Cotswold road not had letters when the extra traffic is going to affect them badly? My sister lives there and she says ' I can't leave the house between 4.30 and 5.30 now' she is not happy! The traffic down Sandy Lane West continuing down Cleveland road, Sandy Lane and Cotswold Road is horrendous now without extra traffic. 9. When the application for the Fairhaven Unit was made, it came to light that the turning into Birch Ave, and Poplars Ave, from the motorway was illegal, (but obviously too late to do anything about it) so what did they do? Closed off poplars cutting us off from our amenities, penalized, again ! its illegal WHATS CHANGED? 10. The speed non-resident's and unit staff drive down here already is dangerous, at shift change it's like 'Formula One' and there are small children and animals. 11. It has been mentioned that the trees will be taken down to widen the road, these trees are

approximately 100 years old. Also that they will put double yellow lines, so where are we going to park? what if we have visitors? No consideration at all for us, disrupting our lives of 27yrs, more for some of the residents. It's so stressful, nothing more than terrorism and harassment and every time we have to go through this. 12. The planned affordable housing will obviously be built next to the 'Fairhaven' lock up unit, which will depreciate the value of our properties. 13. The amount of traffic these 25 houses off Birch Ave will generate, two per house, plus delivery vehicles, visitors etc. it doesn't bare thinking about. 14. This is purely from Birch Ave and Elm Road point of view, I am sure there are lots more valid points of view from around the area in which they want to build, if they are refuse this time then I don't think they should be allowed to apply again, as I said before, It's so stressful, nothing more than terrorism and harassment, every time we have to go through this, it's not as if they will lose a fortune they purchased the land for next to nothing. Turn it back into farming land and produce British Vegetables. The fact that the Borough Council, have made it clear that Warrington has enough housing land allocated. I believe that they think if they chip away enough times, the council will give in, just like they did with the building of 'Fairhaven' which was not supposed to disrupt our lives on Birch Ave and Elm Road, 'BIG FAT LIE ' eg only eighteen extra cars a day! The car park has been overflowing on a regular basis, they have no respect for the residents, driving at top speed, ignoring the 20mph signs, the road is just not wide enough for any more traffic and the turning off Winwick Road is not within the legal limit from the motorway, there are near miss accidents every day. I also have spoken to a resident on Poplars who has been approached, offering large sums of money to move out so they can knock their house down to create an entry, so they are clearly disrespecting the council in going ahead thinking they will win in the end. This is the last green space we have on our part of town, there is plenty space around the old ' Burtonwood Airbase' it is not feasible to build on that land? And I think it's a disgrace that Peel Hall, has been left to overgrow just to strengthen their case, we usually see lots of wildlife on those fields, which are still there, we just can't see them. Regards T.Dutton and family 2 Birch Ave Winwick Warrington WA2 9TN

Form Reference Number: 222573

25.08.16 09:29:08

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: [devcontrol](mailto:devcontrol@warrington.gov.uk)
Subject: Comment on Planning Application 2016/28492
Date: 22 August 2016 16:32:47

Application Number 2016/28492

Name: Mrs Jayne Shaw

Address: ARBURY FARM, Arbury Lane, Winwick, Warrington, WA2 0RJ

UPRN: 100012379629

Telep [REDACTED]

Email [REDACTED]

Comments: I want to object to this application, there is already a lot of congestion in this area and the addition of at least a 1000 cars probably more is unsustainable, not to mention the impact on other local services and amenities which are over subscribed.

Form Reference Number: 218537

22.08.16 16:32:41

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: [devcontrol](mailto:devcontrol@warrington.gov.uk)
Subject: Comment on Planning Application 2016/28492
Date: 22 August 2016 13:12:10

Application Number 2016/28492

Name: Miss Amanda Owen

Address: 18 Brathay Close, Poplars And Hulme, Warrington, WA2 9UY

UPRN: 100010267650

Telephone:

Email: [REDACTED]

Comments: I wish to strongly object to this development. I live directly opposite to one of the proposed exits (onto Poplars Avenue) and it is my belief that there isn't the infrastructure in place in order to support the additional traffic. Poplars Avenue is a very busy road and bus route which is already difficult to navigate down due to all the parked cars. It can often take quite a while to get out of my Close as it is today because of the traffic, I believe that the Peel Hall Development would bring the Poplars and Hulme area to a standstill. Winwick Road is already heavily congested at peak times and when there is a problem on any of the surrounding Motorways the whole of Warrington grinds to a halt. Adding such a huge number of houses and facilities will completely overload our already struggling road network.

Form Reference Number: 218328

22.08.16 13:12:07

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: [devcontrol](mailto:devcontrol@warrington.gov.uk)
Subject: Comment on Planning Application 2016/28492
Date: 23 August 2016 14:14:02

Application Number 2016/28492

Name: Mr John McCreary

Address: 5 Meteor Crescent, Poplars And Hulme, Warrington, WA2 0DU

UPRN: 100010299671

Telephone:

Email: [REDACTED]

Comments: Regarding the application for the above planning number I would like to OBJECT to these proposals. The areas you are proposing to build on would cause more traffic on Poplars Avenue which is very busy at present and does not need extra vehicles up and down this road. As regard the amount of houses ,buildings, etc. this is surely not necessary for this area. Also we do not require light industries in a housing area. It would be better to leave the only green space available for the local people to use as it is now. Please note my OBJECTIONS when you are looking at the application before considering approval of any plans.

Form Reference Number: 219993

23.08.16 14:13:58

From: [REDACTED]
To: devcontrol
Subject: Fwd: Peel Hall Planning Development
Date: 24 August 2016 19:31:31

----- Forwarded message -----

From: Patrick Moran [REDACTED]
Date: 24 August 2016 at 19:29
Subject: Peel Hall Planning Development
To: devcontrol@warrington.gov.co

Dear Planning Department,

The government, and the medical experts, take great stock in the efforts to get the overweight and inactive public into the outdoors for healthy recreation. Even if people cannot afford gym fees they can walk, run and bike in the green open spaces. What this application will do is to remove a vital part of that plan of action, an action which in itself will reduce the NHS bill for the treatment for all sorts of medical issues. The last natural green space in Warrington cannot be obliterated. More housing may be required (?) but not here, think again.

Regards,
Patrick Moran
1 Mawdsley Ave
Woolston
WA1 4DJ

From: [REDACTED]
To: devcontrol
Cc: jonesh@parliament.uk
Subject: Objection to Planning Application 2016/28492
Date: 23 August 2016 18:32:56

To whom it may concern,

I would like to object to the proposed planning application number 2016/28492.

I hope that everyone involved with deciding this planning application considers all the points raised below before any decision is made.

The first point to consider is the destruction of the last major green space in Warrington North. The green space is an asset to the current area. It houses many forms of wildlife and is utilised by many of the local residents (myself and my partner included) as a quiet calm relaxing area for walking and other leisure activities. I'm sure I speak for the majority (if not all) of local residents when I say that we would much rather have the last major green space in Warrington North kept as a green space and not a new housing estate, which brings me onto my next point, is a new housing estate needed in the area?

A quick search on rightmove for houses within a mile radius of the proposed development post code brings up 239 results, with some of those properties having been listed as for sale for over 12 months. With this many properties available in the area and seemingly at least some lack of demand, are more houses really needed? Is the need for houses in our area that great that we must destroy our last major green space?

Interestingly, whilst browsing through rightmove for this area, I noticed that there is already a site in the WA2 post code that already has planning permission granted for a retirement complex/residential care home, so would another one be needed in such close proximity? Or is this already approved area actually part of the new proposed development?

Another point to consider with the potential new houses is are they going to look completely out of keeping with the rest of the houses in the area? Most modern housing estates that have been built in recent times (in my opinion) are far too overcrowded with houses built on the smallest plots possible in order to cram as many in as possible, which compared to the layout of the current streets around the development will look completely different.

Having quickly read through the highways statement, it summarises that during the busiest weekday peak hour we can expect an additional 1629 vehicular movements. During the busiest weekday peak hour there is already quite some strain on the roads in and around the area, having spent a fair bit of time stuck in traffic every morning on my way to work, I honestly don't think that the area could cope with that amount of additional vehicular movements. Not to mention all the potential traffic problems for the next however many years whilst the development is being built.

Further to all the above points there will also likely be an increase to pollution in the area, noise and crime.

As mentioned above, I have not spoke to one person in the area who is actually in support of this development. In fact it seems that the only group of people wanting this planning application approved are Satnam Millennium Ltd. The overwhelming objection to this development has already been shown in the past through the sheer amount of names that have signed the petition to protect Peel Hall, and I am sure that over the coming days and weeks you will receive more objection letters/emails and even more signatures on a petition objecting to this proposed development. I urge that you listen to us all and do what is best for the current local residents of the area.

If you could please reply to confirm receipt.

Kind regards,

Anthony Costello & Adele Hutson,
Residents of Coldstream Close.

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: [devcontrol](mailto:devcontrol@warrington.gov.uk)
Subject: Comment on Planning Application 2016/28492
Date: 24 August 2016 19:44:31

Application Number 2016/28492

Name: Mr Adam Butler

Address: 148 Kinross Close, Winwick, Warrington, WA2 0UR

UPRN: 100010292155

Telephone: [REDACTED]

Email: [REDACTED]

Comments: To whom it may concern, I do not object to development on Peel Hall, however I believe that further highway improvements are required to those that are shown in the current proposals, as well as existing highway such as Blackbrook Avenue, Birchwood Way and Poplars Avenue. I do not believe that the scope of the traffic assessment has been wide enough and does not fully assess the full impact of this quantum of development. I feel that Blackbrook Avenue and the remainder of Birchwood Way would benefit from increased capacity in the form of a dual carriageway, much like the segment of Mill Lane in the proposal. I also do not consider that sufficient green and public open space has been provided, and that it should be provided at a similar ratio to that of existing areas of Cinnamon Brow, as in my opinion the proposed site is over developed. Many thanks, Adam Butler

Form Reference Number: 221853

24.08.16 19:44:23

From: [REDACTED]
To: [devcontrol](#)
Subject: Peel Hall Planning Application
Date: 24 August 2016 11:25:44

I wish to register my objection to the current development application by Satnam Millennium Ltd number 2016/28492.

As a local resident for many years I do not want the limited green spaces we have in the area destroyed and the commuter road links contested further.

Malcolm Gibbons
45 St Bridget's Close
Fearnhead
WA2 0 EW

From: [REDACTED]
To: [devcontrol](#)
Subject: Peel Hall and satnam
Date: 24 August 2016 09:19:23

To WBC, I have been a resident in Cinnamon Brow, Montrose Close for 14 years. It's a beautiful area and Peel Hall adds to its attraction. To allow this massive development would be detrimental to the area. This area is not big enough to cope with another 1,200 houses and all it would bring - increased traffic, congestion and noise. The small roads would be gridlocked! There is a massive protest. Please listen to the people who live in the area. We do not want this sprawl of a development on the only green belt land left in the area. Regards,

Diane Holden, Emma Holden and Rachel Rhodes. 17 Montrose Close.

Sent from my iPad

From: [REDACTED]
To: [devcontrol](#)
Subject: Peel Hall development
Date: 23 August 2016 14:50:33

Dear Sir/Madam,

I am writing to you in order to make felt my concerns over the proposed development of Peel Hall. Firstly I cannot understand why Warrington needs such a development, as a town it has grown more than most over the last few decades, how much more does it need to grow, where are all these people coming from? Soon there will be no green land around Warrington at all. There are plenty of small areas within the town suitable for small 1-2 or 10-12 house developments if needed, and these would be non invasive of any green space. I am sure you are well aware of all the objections the local people have voiced against this proposal, but just to remind you the basic objections are,

road noise

traffic jams

pollution

removal of green space

wildlife

house prices devalued

insurance increases

lack health care places

I am sure the list could go on, but surely that is enough.

Why can this land not be returned to it's original use as farmland and grazing?

Please take the local concerns into consideration, it's our lives, our area, our money, our children, our wildlife, our future.

Thankyou for reading this.

kind regards

Janet Howcroft (Welsby Close)

From: [REDACTED]
To: devcontrol
Cc: jonesh@parliament.uk
Subject: Peel Hall planning application.
Date: 25 August 2016 08:15:53

To whom it may concern

I am writing to you in disgust regards the proposed Peel Hall development that has once again been raised by Satnam Millennium Ltd. I have no idea why this is once again an issue that local residents are again facing, as its quite clear from public opinion in the area its not needed or wanted for that matter. It is very interesting the read that as part of the 1200 homes that Satnam want to build they are also proposing a local centre, supermarket restaurant/pub, primary school, sports pitches and ancillary facilities, none of which are needed as all are located less than two miles away from the central point of the proposed location and are within easy reach for the local community to access.

I am a local resident of Fearnhead and regularly like many others use the Peel Hall park area for recreational activities such as jogging and general healthy lifestyle/fitness purposes, walking, green space relaxing/enjoyment and nature walks with my three year old son. It is also a useful access route (traffic and road free) to visit family/friends in the Orford ward. As a father and resident of the area i also worry about the obvious traffic congestion on our already busy roads, further decline of green belt/wildlife in our great town and the knock on effect that this proposal will have to the area throughout construction and then an overpopulated area to cause further strain on utilities, public services etc. I genuinely feel that this proposal is based around greed and making money rather than benefits and meeting the needs of the local population in that area of Warrington. Its interesting to find out that Satnam Millennium are also based in Cheltenham in Gloucester so they have no local links with the north west region or Warrington for that matter.

I feel i have a right to a voice of opinion on this matter as both a Father and a resident as this effects my son and myself directly and our future as residents in the area. I would therefore be extremely disappointed if this proposal was accepted as it is very clear that the only gain will be financial for all parties involved in the process. If the proposal is accepted i will be selling my house and leaving this area of the town as one of the specific reasons i purchased my house here was the surrounding green areas and accessibility to the park as this is now a rarity in Warrington due to the amount of houses/developments being built across the town in the last 20 years.

Yours Sincerely

Peter Connor
79 Montrose Close
Cinnamon brow
Warrington
WA20SD

From: [REDACTED]
To: [devcontrol](#)
Subject: Peel Hall Planning Application
Date: 24 August 2016 09:19:04

Dear Sir / Madam

Regarding the Peel Hall Planning Application, please do NOT grant this application as it is the only green field area left in this area of Warrington. Also this development would cause chaos to the local area while the build takes place. Me and my family enjoy walking around the area in the peaceful countryside this development will destroy.

Andrew Millard
72 Coldstream Close
Warrington
WA2 0LL

Sent from my iPhone

From: [REDACTED]
To: [devcontrol](#)
Subject: Planning App 2016/28494 - Satnam Millenium
Date: 24 August 2016 08:51:30

I wish to register my objection to the planning application No. 2016/28492 - Satnam Millenium Ltd - Peel Hall on the following grounds :-

- The proposed access and egress arrangements to the development are ill thought out and will lead to peak time congestion at these points
- when the traffic has managed to exit the site, the existing road infrastructure around the site is wholly insufficient to deal with the increase in activity that will arise should this application be approved
- The Peel Hall area one of the only major green site in the locality and as the site is bounded by the M62 , M6 , Birchwood Way and to some extent Winwick Road there are already high levels on air pollution in the vicinity that need the trees bushes, flowers etc to process the polluted air and ensure and maintain an acceptable air quality. Loss of the green space and the higher level of vehicular traffic will compromise the existing natural balance and lead to poorer air quality, and ultimately a poor quality of life for residents and their future generations
- There are more suitable brown field / green field sites in Warrington which could be used to facilitate a development of this size, and they should be considered before allowing the removal of valuable open spaces in areas which are already heavily developed

regards, Alan Boot

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: devcontrol
Subject: Comment on Planning Application 2016/28492
Date: 23 August 2016 14:04:01

Application Number 2016/28492

Name: Mrs Ann McCreary

Address: 5 Meteor Crescent, Poplars And Hulme, Warrington, WA2 0DU

UPRN: 100010299671

Telephone:

Email: [REDACTED]

Comments: Regarding this proposed development I would like to express my objections to this work. The new proposals would cause more traffic in the Poplars/Hulme area and as this area is already very busy with traffic I do not think safety has been considered. Also the area to be built on is the only green area in this part of the town and is widely used. If this project is to take 15 years to complete the chaos and upheaval to residents would be terrible. I therefore would like my OBJECTION to be taken into account before you make your decisions.

Form Reference Number: 219969

23.08.16 14:03:10

From: [REDACTED]
To: [devcontrol](#)
Subject: Satnam 2016/28492
Date: 24 August 2016 08:41:37

Janice Wilbourne and Jason Davies

135 Newhaven Road,
Warrington,
WA20NS

Application Number 2016/28492

Case Officer Michael Davies

We recently received a copy of the planning application put forward by Satnam. We write to register our disappointment with a heavy heart.

We have so many concerns it's difficult to know where to start.

First has to be the loss of our last remaining **green space** which has become a nature reserve. It supports so many bird, insect, flora and fauna species as well as hedgehogs, bats, foxes, rabbits, to name a few. It's a welcome calmness in the middle of all this madness and is essential for the health and well being of the community. But each year the land has been subject to destruction of habitat during breeding season which has upset many people and done nothing to build relationships with the local community. It also went ahead with no warning, bearing in mind the machinery came frighteningly close to garden fences. How they have avoided prosecution over the destruction of nests and habitat during this protected time has baffled us all. If this goes ahead where are all the animals going to go. There is no safe corridor to escape, only roads, the motorway and certain death.

Also the trees and vegetation present go a long way to protect us from the noise and pollution from the motorway, their removal would bring in higher levels of poisons. Houses any closer to the motorway would be a health hazard. Particularly for children.

Congestion is a real problem. Since the building on Orford Park, then Alban Retail Park, which is still expanding, Winwick Road is a nightmare; the addition of traffic lights has done nothing to alleviate this. Then the old Fordton site was developed making Sandy Lane West Road a dangerous place, with everyone becoming frustrated and taking chances in trying to get out, it's only a matter of time before there is a major accident. We can't

cope with any more traffic.

And who will be living in these houses, where are they from? Warrington has seen a sharp increase of people coming into the area which has done nothing for our safety. It seems the police helicopter is often hovering and we hear the sounds of sirens all the time.

Another concern with **emergency services** is, we can't see how the hospital will cope with yet more people coming into an already over stretched system. We have first hand experience of this , waiting in corridors through lack of beds, operations delayed indefinitely, an ambulance that didn't turn up which resulted in a friend being called for a lift to A&E. We have been told by many (off the record) that since Chapleford sprang up, they can't cope. We have also heard from a reliable source that that the Fire service is making some major changes with the closure of some stations. Unless money is put into these services we are not safe.

Warrington used to be a lovely northern town, proud and strong. Now many want to leave, embarrassed to say where they come. Everyone we have spoken to from all backgrounds are sick of the building. Amongst the mass of people, cars, shops, gyms and retail parks Warrington has lost its identity.

Someone on the council needs to stand up and say enough is enough. Our final comment is we wouldn't trust Satnam with one square inch of land; they have no respect for the law, wildlife or people. It's all about making money, they don't care about anything else; and anyone standing in their way will get trodden on.

From: [REDACTED]
To: [devcontrol](#)
Cc: [Helen \(MP\) JONES](#)
Subject: Satnam Development 2016/26492
Date: 23 August 2016 20:21:13

Dear sirs,

I would like to place my objection to the above development on the grounds of the size, traffic environmental and the obvious use of green field site / development that would be a major change to the Orford/Cinnamon brow houses. Could you put our names to the petition to object to the proposed residential development on the Peel Hall site..

Regards,

Philip & Margaret Stout.

From: [REDACTED]
To: [devcontrol](#)
Subject: Satnam Peel Hall Planning Application 2016/28492
Date: 25 August 2016 08:15:16

I wish to object to the above planning application for land at Peel Hall.

Each time Satnam have applied to build on this land their application has increased. At the moment they appear to want to build a small village on the only green space in the area. What next a town!

This application should be refused in the strongest manner by the Council and, the Planning Officer. It is totally inappropriate for the area and the current infrastructure will not be able to sustain it. There are plenty of schools in the area, shops, pubs and Warrington has enough small industrial units vacant as well as houses to not need anymore. Our town is gridlocked at peak times as it is without a development of this size.

Come at peak times 8am onwards and see how busy the roads are in the area of Peel Hall now and especially when there is a break down on the motorway and motorists use Delph Lane as a shortcut. This is not a case of Nimbyism but common sense.

Please save the green space of North Warrington for future generations to enjoy.

Doreen Menzies

Sent from my iPad

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: devcontrol
Subject: Comment on Planning Application 2016/28492
Date: 25 August 2016 20:33:23

Application Number 2016/28492

Name: Mr Neil Stanley

Address: 43 Perth Close, Poulton-with-fearnhead, Warrington, WA2 0SF

UPRN: 100010306070

Telephone: [REDACTED]

Email: [REDACTED]

Comments: Firstly I'd like to criticize the presentation of the maps within the application. They are far too small to study on screen, viewing area reduces if you expand them and you cannot download and print a legible version. There is a major problem with this application concerning the external infrastructure that is totally unsuited to the addition of the amount of vehicular traffic this will generate. Routes across the north of Warrington were cut back by the dropping of the continuation of the Birchwood expressway on to the A49 and access to the motorways (most people will not be working close by) is already under considerable pressure. Add to this the bottleneck that is the peak time route into town plus the frequent occasions when Warrington is jammed by problems on the M6 and this development will lead to a distinct degradation of the local transport system. This area is also the last accessible open land this side of the motorway. It provides a lung for the community plus a home for numerous varieties of wildlife (both animal and plant) and this is despite the developers attempts to reduce this by grubbing up shrubs and rough ploughing at times of year when wildlife will be taking particular advantage of it. A walk through this area will offer the chance to see and hear buzzards, kestrels, butterflies, bees, orchids, rabbits and many other creatures well documented in the Peel Hall Facebook site. The revised plan appears to make no attempt to address any of these issues; indeed it appears to pour traffic out onto Mill Lane from a greater proportion of proposed properties using a route that destroys playing fields (the argument they are being replaced further across into the site is pointless to residents at the Cinnamon Brow end of the development). The length of Mill Lane affected by the proposed new road will become a congested puzzle of repetitive roundabouts and junctions. I reject this proposal on the grounds that it will adversely affect the quality of life for those people that have already committed to live in this part of Warrington. It will destroy an amenity whilst at the same time unnecessarily increasing demands on other public resources.

Form Reference Number: 223365

25.08.16 20:33:16

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: [devcontrol](mailto:devcontrol@warrington.gov.uk)
Subject: Comment on Planning Application 2016/28492
Date: 25 August 2016 21:51:25

Application Number 2016/28492

Name: Miss Nicola Taylor

Address: 42 Mill Lane, Winwick, Warrington, WA2 0SU

UPRN: 100010299883

Telephone: [REDACTED]

Email: [REDACTED]

Comments: I do not want Satnam to go ahead with the plans. It will impact on my house and surrounding area

Form Reference Number: 223566

25.08.16 21:51:12

From: [REDACTED] on behalf of devcontrol@warrington.gov.uk
To: devcontrol
Subject: Comment on Planning Application 2016/28492
Date: 25 August 2016 17:18:38

Application Number 2016/28492

Name: Mrs Anne-Marie Shepherd

Address: 41 Ballater Drive, Winwick, Warrington, WA2 0LX

UPRN: 100010263653

Telephone:

Email [REDACTED]

Comments: I wish to object to Planning Application No. 2016/28492 and would question the following: - inadequate infrastructure for which a recent traffic survey needs to be conducted at peak times - effect of wildlife - effect on floodplain and subsequent effect on householders living in the area surrounding Radley common - have all brownfield sites been considered before housing is built on land with a current purpose? - does the housing allocation for Warrington require more housing to be built or has Warrington met it's designated quota? - do we need more schools in this area or could the current schools not accommodate more pupils? - do we need more shops in this area and would this not attract more youngsters to just hang around rather than use the current land for recreational purposes? - do we need more restaurants in this area given that there are some planned for the new Alban retail park? The land on Ballater Drive is used frequently all day long by people playing sports, dog walkers, people having picnics, flying kites etc. It is open access so easily seen from the road and is therefore safe for young children who are not hidden in parks and at risk from unsavoury characters. How does disposing of this land relate to WBC's recreation policy? I strongly urge the Planning Committee to reject this planning application on the grounds that it is un-necessary and superfluous to the area's requirements.

Form Reference Number: 223026

25.08.16 17:18:32