

The Planning Inspectorate

PLANNING APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/M0655/W/17/3178530

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

| | | | |
|--------------------------|--|--|--------------------------|
| Name | Company Satnam Millennium Ltd Satnam Millennium Ltd | | |
| Company/Group Name | Satnam Millennium Ltd | | |
| Address | 17 Imperial Square Cheltenham Cheltenham South West - Gloucestershire GL50 1QZ | | |
| Phone number | 01242227159 | | |
| Fax number | 01242227160 | | |
| Email | admin@satnam.co.uk | | |
| Preferred contact method | Email | <input checked="" type="checkbox"/> Post | <input type="checkbox"/> |

B. AGENT DETAILS

| | | | |
|---|--|--|--------------------------|
| Do you have an Agent acting on your behalf? | Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> |
| Name | Mr Colin Griffiths | | |
| Company/Group Name | Satnam Planning Services Ltd | | |
| Address | 17 Imperial Square CHELTENHAM GL50 1QZ | | |
| Phone number | 01242227159 | | |
| Fax number | 01242227160 | | |
| Email | colin@satnam.co.uk | | |
| Preferred contact method | Email | <input checked="" type="checkbox"/> Post | <input type="checkbox"/> |

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

| | |
|---|---|
| Name of the Local Planning Authority | Warrington Borough Council |
| LPA reference number | 2016/28492 |
| Date of the application | 11/07/2016 |
| Did the LPA validate and register your application? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Did the LPA issue a decision? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Date of LPA's decision | 24/02/2017 |

D. APPEAL SITE ADDRESS

| | |
|--|--|
| Is the address of the affected land the same as the appellant's address? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Does the appeal relate to an existing property? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Address | Land at Peel Hall Warrington Cheshire Grid Ref Easting: 361416 Grid Ref Northing: 391168 |
| Is the appeal site within a Green Belt? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

E. DESCRIPTION OF THE DEVELOPMENT

| | |
|--|---|
| Has the description of the development changed from that stated on the application form? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| If YES, please state below the revised wording | |
| A new mixed use neighbourhood comprising residential institution (residential care home - Use Class C2); up to 1200 dwelling houses and apartments (Use Class C3); local centre including food store up to 2000 square metres (Use Class A1); financial & professional services; restaurants and cafes; drinking establishments; hot food takeaways (Use Classes A2-A5 inclusive); units within Use Class D1 (non residential institution) of up to 600 sq m total with no single unit of more than 200 sq m; and family restaurant/ pub of up to 800 sq m (Use Classes A3/A4); employment uses (research; assembly and light manufacturing - Use Class B1); primary school; open space including sports pitches with ancillary facilities; means of access (including the demolition of 344; 346; 348; 458 and 460 Poplars Avenue) and supporting infrastructure. | |
| Please attach a copy of the LPA's agreement to the change. <input checked="" type="checkbox"/> see ' Appeal Documents ' section | |
| Area (in hectares) of the whole appeal site [e.g. 1234.56] | 69.00 hectare(s) |
| Area of floor space of proposed development (in square metres) | 10900 sq metre(s) |
| Does the proposal include demolition of non-listed buildings within a conservation area? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development.
2. Refused permission to vary or remove a condition(s).
3. Refused prior approval of permitted development rights.
4. Granted planning permission for the development subject to conditions to which you object.
5. Refused approval of the matters reserved under an outline planning permission.
6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.
7. Refused to approve any matter required by a condition on a previous planning permission (other than those above).
8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.
9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation.

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations
2. Hearing
3. Inquiry

You must give detailed reasons below or in a separate document why you think an inquiry is necessary. The reasons are set out in

the box below

The issues raised in this appeal are complex and require cross examination of expert witnesses, in specialist fields such as planning, landscape impact, ecological matters, noise and air pollution together with transportation modelling and highways impact. It is a major housing proposal of 1,200 dwellings, a local centre, employment, other facilities and sports related improvements. The site is bounded by existing housing to 3 sides. There is considerable local interest in the appeal, both in support and in opposition, and some of the stated views against the scheme will require questioning.

(a) How many witnesses do you intend to call?

(b) How long do they need to give their evidence?

(c) How long do you estimate the inquiry will last?

(d) Is there any further information relevant to the inquiry which you need to tell us about?

H. FULL STATEMENT OF CASE

The full statement of case is:

see 'Appeal Documents' section

Do you have a separate list of appendices to accompany your full statement of case?

Yes No

see 'Appeal Documents' section

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal?

Yes No

see 'Appeal Documents' section

(b) Have you made a costs application with this appeal?

Yes No

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

| | |
|--|--|
| Owner's Name: | Satnam Developments Ltd |
| Address at which notice was served: | 17 Imperial Square Cheltenham GL50 1QZ |
| Date the notice was served: | 22/06/2017 |
| Owner's Name: | Warrington Borough Council |
| Address at which notice was served: | Town Hall Sankey Street Warrington WA1 1UH |
| Date the notice was served: | 22/06/2017 |
| Owner's Name: | Thornton Holdings Ltd |
| Address at which notice was served: | St Julien's Avenue St Peter Port Guernsey GY1 1GZ |
| Date the notice was served: | 22/06/2017 |
| Owner's Name: | Brooklyn Ltd |
| Address at which notice was served: | St Julien's Avenue St Peter Port Guernsey GY1 1GZ |
| Date the notice was served: | 22/06/2017 |
| Owner's Name: | Homes and Communities Agency (HCA) |
| Address at which notice was served: | 110 Birchwood Boulevard Birchwood Warrington WA3 9QH |
| Date the notice was served: | 22/06/2017 |
| Owner's Name: | Mr William Edgerton |
| Address at which notice was served: | 460 Poplars Avenue Warrington WA2 9UJ |
| Date the notice was served: | 22/06/2017 |
| Owner's Name: | Mr C Cooper |
| Address at which notice was served: | 346 Poplars Avenue Warrington WA2 9UF |
| Date the notice was served: | 22/06/2017 |
| Owner's Name: | Mrs M Graham |
| Address at which notice was served: | 348 Poplars Avenue Warrington WA2 9UF |
| Date the notice was served: | 22/06/2017 |
| Owner's Name: | Mr W and Mrs I Stringer |
| Address at which notice was served: | 344 Poplars Avenue Warrington WA2 9UJ |
| Date the notice was served: | 22/06/2017 |

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.

- (b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.
- (b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.
02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (these are usually part of the LPA's planning application form).
03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
- 05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.
06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
07. A copy of the design and access statement sent to the LPA (if required).
08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.
09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.
11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:
- (a) the relevant outline application;
- (b) all plans sent at outline application stage;
- (c) the original outline planning permission.
12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.
13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one

was sent with the application, or required by the LPA).

14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application.

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided?

Yes

No



L. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature

Mr Colin Griffiths

Date

22/06/2017 12:11:03

Name

Mr Colin Griffiths

On behalf of

Company Satnam Millennium Ltd Satnam Millennium Ltd

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our website under Privacy Statement.

M. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

| | |
|------------------------------|---|
| Relates to Section: | DESCRIPTION OF DEVELOPMENT |
| Document Description: | A copy of the LPA's agreement to the change. |
| File name: | LPA'S AGREEMENT TO CHANGE DESCRIPTION.doc |
| Relates to Section: | FULL STATEMENT OF CASE |
| Document Description: | A copy of the full statement of case. |
| File name: | FINAL 236SBCGWARR 21.06.17 Appeal 2017 SML Statement of Case.pdf |
| Relates to Section: | FULL STATEMENT OF CASE |
| Document Description: | A separate list of appendices to accompany your full statement of case |
| File name: | List of Appendices - Advance Statement of Case.pdf |
| Relates to Section: | FULL STATEMENT OF CASE |
| Document Description: | A planning obligation (a section 106 agreement or a unilateral undertaking). |
| File name: | Final Engrossed Draft Section 106 June 2017.zip |
| Relates to Section: | SUPPORTING DOCUMENTS |
| Document Description: | 01. A copy of the original application sent to the LPA. |
| File name: | Application Form.zip |
| Relates to Section: | SUPPORTING DOCUMENTS |
| Document Description: | 02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (these are usually part of the LPA's planning application form). |
| File name: | Application Form.zip |
| Relates to Section: | SUPPORTING DOCUMENTS |
| Document Description: | 04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue. |
| File name: | A1 Site Plan 140367-D-002-A.zip |
| Relates to Section: | SUPPORTING DOCUMENTS |
| Document Description: | 05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA. |
| File name: | 05a REPLY..doc |
| Relates to Section: | SUPPORTING DOCUMENTS |
| Document Description: | 05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA. |
| File name: | List of application plans dwgs and documents (Signed application letter).pdf |

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Completed by

MR COLIN GRIFFITHS

Date

22/06/2017 12:11:03