

Please note that this application and all correspondence received in connection with it will be available for public inspection either via our website or in paper format, in accordance with the Local Government (Access to Information) Act 1985.

Application for Outline Planning Permission With Some Matters Reserved. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text"/>	First Name:	<input type="text"/>	Surname:	<input type="text" value="Satnam Millennium Ltd"/>
Company name:	<input type="text" value="Satnam Millennium Ltd"/>				
Street address:	<input type="text" value="Peel Hall"/>				
	<input type="text"/>				
	<input type="text"/>				
Town/City:	<input type="text" value="Warrington"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="WA2 9LH"/>				
	Telephone number:				<input type="text"/>
	Mobile number:				<input type="text"/>
	Fax number:				<input type="text"/>
	Email address:				
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Colin"/>	Surname:	<input type="text" value="Griffiths"/>
Company name:	<input type="text" value="Satnam Planning Services Ltd"/>				
Street address:	<input type="text" value="17 Imperial Square"/>				
	<input type="text"/>				
	<input type="text"/>				
Town/City:	<input type="text" value="Cheltenham"/>				
Country:	<input type="text" value="United Kingdom"/>				
Postcode:	<input type="text" value="GL50 1QZ"/>				
	Telephone number:				<input type="text" value="01242227159"/>
	Mobile number:				<input type="text"/>
	Fax number:				<input type="text"/>
	Email address:				
<input type="text" value="colin@satnam.co.uk"/>					

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

- Access
 Appearance
 Landscaping
 Layout
 Scale

Please describe the proposal:

Outline application for a new residential neighbourhood including C2 and C3 uses; local employment (B1 use); local centre including food store up to 2000m², A1-A5 (inclusive) and D1 use class units of up to 600m² total (with no single unit of more than 200m²) and family restaurant/ pub of up to 800m² (A3/A4 use); site for primary school; open space including sports pitches with ancillary facilities; means of access and supporting infrastructure at Peel Hall, Warrington.

Has the building or works already been carried out? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Description:

Land bounded by Birch Avenue, Poplars Avenue, Blackbrook Avenue Warrington.

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

9. Materials

No Material details were submitted for this application

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

See separate drainage / Flood Risk Assessment report. Not for determination at this outline stage.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

13. Biodiversity and Geological Conservation

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

14. Existing Use

Please describe the current use of the site:

Open, former farm land, dis-used.

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site:

Not known.

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

- Yes
 No

Land where contamination is suspected for all or part of the site?

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination?

- Yes
 No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

- Yes
 No

17. Residential Units

Does your proposal include the gain or loss of residential units?

- Yes
 No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	0	0	0	840
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

840

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

17. Residential Units

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	0	0	0	360
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

360

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

Overall Residential Unit Totals	
Total proposed residential units	1,200
Total existing residential units	

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 - Shops Net Tradable Area	0	0	2,600	2,600
A4 - Drinking establishments	0	0	800	800
B1 (b) - Research and development	0	0	7,500	7,500
Total	0	0	10,900	10,900

18. All Types of Development: Non-residential Floorspace

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

69.00

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

B1 - (not office) uses.

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) and/or agricultural tenant ("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: <input type="text" value="Satnam Developments Ltd"/> Number: <input type="text" value="17"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: <input type="text" value="Imperial Square"/> Locality: <input type="text"/> Town: <input type="text" value="Cheltenham"/> Postcode: <input type="text" value="GL50 1 QZ"/>	<input type="text" value="11/07/2016"/>
Name: <input type="text" value="Warrington Borough Council"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: <input type="text" value="Town Hall"/> Locality: <input type="text" value="Sankey Street"/> Town: <input type="text" value="Warrington"/> Postcode: <input type="text" value="WA1 1UH"/>	<input type="text" value="11/07/2016"/>
Name: <input type="text" value="Thornton Holdings Ltd"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Richmond House"/> Street: <input type="text" value="St Julien's Avenue"/> Locality: <input type="text" value="St Peter Port"/> Town: <input type="text" value="Guernsey"/> Postcode: <input type="text" value="GY1 1GZ"/>	<input type="text" value="11/07/2016"/>
Name: <input type="text" value="Brooklyn Ltd"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Richmond House"/> Street: <input type="text" value="St Julien's Avenue"/> Locality: <input type="text"/> Town: <input type="text" value="St Peter Port"/> Postcode: <input type="text" value="GY1 1GZ"/>	<input type="text" value="11/07/2016"/>
Name: <input type="text" value="Mr William Edgerton"/> Number: <input type="text" value="460"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: <input type="text" value="Poplars Avenue"/> Locality: <input type="text"/> Town: <input type="text" value="Warrington"/> Postcode: <input type="text" value="WA2 9UF"/>	<input type="text" value="11/07/2016"/>
Name: <input type="text" value="Mr W and Mrs I Stringer"/> Number: <input type="text" value="344"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: <input type="text" value="Poplars Avenue"/> Locality: <input type="text"/>	<input type="text" value="11/07/2016"/>

25. Certificates (Certificate B)

Town:	Warrington				
Postcode:	WA2 9 JU				
Name:	Mr C Cooper				
Number:	346	Suffix:			
House name:					
Street:	Poplars Avenue				
Locality:				11/07/2016	
Town:	Warrington				
Postcode:	WA2 9UJ				
Name:	Mrs M Graham				
Number:	348	Suffix:			
House name:					
Street:	Poplars Avenue				
Locality:				11/07/2016	
Town:	Warrington				
Postcode:	WA2 9UJ				
Name:	Homes and Communities Agency (HCA)				
Number:	110	Suffix:			
House name:	Arpley House				
Street:	Birchwood Boulevard				
Locality:	Birchwood			11/07/2016	
Town:	Warrington				
Postcode:	WA3 7QH				
Title:	Mr	First name:	Colin	Surname:	Griffiths
Person role:	AGENT		Declaration date:	11/07/2016	<input checked="" type="checkbox"/> Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

11/07/2016