

## Appendix DT/18

Highway Officer Correspondence January to March 2020

Regarding the Area to the South

**From:** Fiona Bennett <fiona.bennett@highgatetransportation.co.uk>

**Date:** Tuesday, 21 January 2020 at 15:37

**To:** "Taylor, Mike" <mike.taylor@warrington.gov.uk>

**Cc:** "dave.tighe" <dave.tighe@highgatetransportation.co.uk>

**Subject:** Peel Hall

Afternoon Mike,

Further to our meeting last week, please can you send across an introduction to Alyn Jones as discussed so that we can set up a discussion regarding how best to serve the Peel Hall development and secure public transport measures.

We also note that you were having discussions regarding mitigation measures that could be implemented in the area to the immediate south of the development site with your traffic management team. Do you have any feedback for us at this time please?

Lastly, do you have any comments on our meeting note?

Happy to discuss.

Kind regards,  
Fiona

Fiona Bennett

Highgate *Transportation*

Tel: 0117 934 9121

Mob: 07595 892 217

[fiona.bennett@highgatetransportation.co.uk](mailto:fiona.bennett@highgatetransportation.co.uk)

[www.highgatetransportation.co.uk](http://www.highgatetransportation.co.uk)

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**From:** Fiona Bennett <fiona.bennett@highgatetransportation.co.uk>  
**Date:** Monday, 27 January 2020 at 15:04  
**To:** "Taylor, Mike" <mike.taylor@warrington.gov.uk>  
**Cc:** "dave.tighe" <dave.tighe@highgatetransportation.co.uk>  
**Subject:** Re: Peel Hall

Afternoon Mike,

It is two weeks tomorrow since we met. I trust that you are happy with the meeting note. It would be good if you could confirm.

Are you able to follow up on the introduction to Alyn Jones and feedback on your discussions with your traffic management team? Many thanks.

Kind regards,  
Fiona

Fiona Bennett

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Tel: 0117 934 9121

Mob: 07595 892 217

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**From:** "Taylor, Mike" <mike.taylor@warrington.gov.uk>  
**Date:** Tuesday, 28 January 2020 at 09:09  
**To:** Fiona Bennett <fiona.bennett@highgatetransportation.co.uk>  
**Cc:** "dave.tighe" <dave.tighe@highgatetransportation.co.uk>, "Wright, Colin" <Colin.Wright@wsp.com>, "Dickin, Alan" <adickin@warrington.gov.uk>, Colin Griffiths <colin@satnam.co.uk>, "Hughes, Martha" <Martha.Hughes@warrington.gov.uk>  
**Subject:** RE: Peel Hall

Fiona,

Apologies for my delay.

Overall I'm fine with the note but would make the following comments:

Point 3 - it is not possible to review all submitted technical information at this point but I am comfortable with the approach taken and the work carried out so far; a final review will only take place once the TA that packages everything together is produced.

I would just clarify in respect of points 8 and 9 that whilst I will take a pragmatic approach it may be that more comprehensive measures are needed to address impacts but until the modelling results are known it is too early to agree specifics.

In respect of point 12 my colleagues have confirmed that there are potential measures that may go some way to addressing impact within the Poplars Avenue residential area; this is likely to involve the provision of parking bays, the replacement of measures along Capesthorne Road with more appropriate traffic calming and additional traffic calming/traffic management measures in the wider area. I have a meeting arranged later this week to discuss this further and will provide more detailed feedback then.

Alyn Jones' contact details are [Alyn.Jones@warrington.gov.uk](mailto:Alyn.Jones@warrington.gov.uk) 01925 442620.

Finally, it is appreciated that the two alternative access options A and B are being considered as part of the pre-application process and you made the point that only option A is being considered in detail as part of the future Public Inquiry. However, it is the Council's view that option B may be a more appropriate alternative and I would make the request that this option is also considered in detail as part of any submission for the Public Inquiry.

I will send a response in relation to the VISSIM Base Model under a separate email shortly.

Let me know if you need any further information.

Regards

Mike

**Mike Taylor**  
Transport Development Control Team Leader

Environment and Transport Directorate

**From:** Fiona Bennett <fiona.bennett@highgatetransportation.co.uk>  
**Date:** Monday, 3 February 2020 at 17:29  
**To:** "Taylor, Mike" <mike.taylor@warrington.gov.uk>  
**Cc:** "dave.tighe" <dave.tighe@highgatetransportation.co.uk>  
**Subject:** Peel Hall - Area to the South

Afternoon Mike,

When we met a couple of weeks ago we said that we were working on a couple of Technical Notes regarding the area to the south of Peel Hall. These are:

- TN/09 – link capacity – this is an update of one of the notes we produced in 2018 (1107/TN/30) and represents an update to take account of the WMMTM16 information now available
- TN/10 – parking in verges and measures to south – this builds on what we discussed in 2018 including extending the 20mph speed limit and considering the feasibility of verge parking and other possible traffic calming measures. Perhaps this would be helpful in advance of your meeting with your traffic management colleagues.

If you could review these documents and provide any feedback then that would be helpful going forward.

Happy to discuss.

Kind regards,  
Fiona

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**Highgate *Transportation***

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**From:** Fiona Bennett <[fiona.bennett@highgatetransportation.co.uk](mailto:fiona.bennett@highgatetransportation.co.uk)>  
**Date:** Thursday, 6 February 2020 at 10:10  
**To:** "Taylor, Mike" <[mike.taylor@warrington.gov.uk](mailto:mike.taylor@warrington.gov.uk)>  
**Cc:** "dave.tighe" <[dave.tighe@highgatetransportation.co.uk](mailto:dave.tighe@highgatetransportation.co.uk)>  
**Subject:** Re: Peel Hall - Area to the South

Morning Mike,

Further to our recent correspondence regarding the area to the south of Peel Hall, have you been able to discuss this with your traffic management colleagues and is there any feedback please?

Kind regards,  
Fiona

Fiona Bennett

**Highgate** *Transportation*

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Mob: 07595 892 217

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**From:** <dave.tighe@highgatetransportation.co.uk>  
**Date:** Tuesday, 11 February 2020 at 07:51  
**To:** "Taylor, Mike" <mike.taylor@warrington.gov.uk>  
**Cc:** <fiona.bennett@highgatetransportation.co.uk>  
**Subject:** RE: Peel Hall - Area to the South - Traffic Calming Feedback

Hi Mike,

Sorry to chase, but it is almost a month since our meeting.

Do you have any feedback from your discussions with your colleagues regarding traffic calming measures in the area to the south?

Any update would be appreciated.

Happy to discuss.

Kind regards,  
Dave

Dave Tighe  
*Highgate Transportation*

Tel: 0117 934 9121  
Mob: 07973375937  
[dave.tighe@highgatetransportation.co.uk](mailto:dave.tighe@highgatetransportation.co.uk)

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**From:** "Taylor, Mike" <mike.taylor@warrington.gov.uk>  
**Date:** Tuesday, 11 February 2020 at 09:00  
**To:** "dave.tighe@highgatetransportation.co.uk"  
<dave.tighe@highgatetransportation.co.uk>  
**Cc:** "fiona.bennett@highgatetransportation.co.uk"  
<fiona.bennett@highgatetransportation.co.uk>  
**Subject:** RE: Peel Hall - Area to the South - Traffic Calming Feedback

Dave,

Apologies for the delay; the officer I need to speak to has been unavailable. I have a meeting booked with him tomorrow but I will try and speak to him today and get a response back to you later.

Mike

**Mike Taylor**

Transport Development Control Team Leader

Environment and Transport Directorate

Transport for Warrington

Warrington Borough Council

New Town House, Buttermarket Street, Warrington, WA1 2NH

[mike.taylor@warrington.gov.uk](mailto:mike.taylor@warrington.gov.uk)

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**From:** "Taylor, Mike" <mike.taylor@warrington.gov.uk>  
**Date:** Friday, 14 February 2020 at 09:58  
**To:** Fiona Bennett <fiona.bennett@highgatetransportation.co.uk>  
**Cc:** "dave.tighe" <dave.tighe@highgatetransportation.co.uk>, "Dickin, Alan" <adickin@warrington.gov.uk>, "Wright, Colin" <Colin.Wright@wsp.com>  
**Subject:** RE: Peel Hall - Area to the South

Fiona/Dave,

Thank you for your email of 3<sup>rd</sup> February 2020 and the accompanying Technical Notes TN/09 & TN/10.

With regards to TN/09, as per my response to your original note submitted to the Public Inquiry considering link capacity (then TN/30), I do not agree with the methodology applied in respect of references to TA/99 and Manual for Streets. The assessment takes no account of the heavy on-street parking that occurs, number of frontage accesses, pedestrian movements or of the extensive traffic calming measures in the area. It is considered that the most appropriate means to accurately reflect link capacity would be via a micro-simulation model. The traffic flows quoted would suggest that the area is already at capacity.

In respect of TN/10 this work is informative and could be used as the basis for potential mitigation to address impact within the Poplars Avenue residential area. Certainly verge parking and additional/amended traffic calming measures would be necessary; although a key concern of verge parking is the potential to mask pedestrian movement. The reduction of the existing 30mph speed limit may not be appropriate; currently it highlights the main residential route for movements through the estate and assists through the provision of terminal signing in the effectiveness of the existing 20mph areas.

Once the final Transport Assessment has been received I will be able to make more comprehensive comments.

Let me know if you need any further information.

Regards

Mike

**Mike Taylor**  
Transport Development Control Team Leader

Environment and Transport Directorate  
Transport for Warrington  
Warrington Borough Council  
New Town House, Buttermarket Street, Warrington, WA1 2NH

[mike.taylor@warrington.gov.uk](mailto:mike.taylor@warrington.gov.uk)  
Office: 01925 444086 Mobile: 07966 884639

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**From:** <dave.tighe@highgatetransportation.co.uk>  
**Date:** Friday, 14 February 2020 at 14:44  
**To:** "Taylor, Mike" <mike.taylor@warrington.gov.uk>  
**Cc:** <fiona.bennett@highgatetransportation.co.uk>  
**Subject:** RE: Peel Hall - Area to the South - Traffic Calming Feedback

Hi Mike,

We were just wondering if there was any feedback from your meeting on Wednesday as set out in the email chain below?

Kind regards,  
Dave

Dave Tighe  
*Highgate Transportation*

Tel: 0117 934 9121  
Mob: 07973375937  
[dave.tighe@highgatetransportation.co.uk](mailto:dave.tighe@highgatetransportation.co.uk)

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**From:** <dave.tighe@highgatetransportation.co.uk>  
**Date:** Tuesday, 17 March 2020 at 15:51  
**To:** "Taylor, Mike" <mike.taylor@warrington.gov.uk>  
**Cc:** <fiona.bennett@highgatetransportation.co.uk>  
**Subject:** RE: Peel Hall - Area to the South - Traffic Calming Feedback

Hi Mike,

I hope you are staying germ free.

We were again wondering if there was any feedback from your discussions with your colleagues regarding traffic calming measures in the area to the south of Poplars Avenue as set out in the email chain below?

Happy to discuss.

Kind regards,  
Dave

Dave Tighe  
*Highgate Transportation*

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**From:** "Taylor, Mike" <mike.taylor@warrington.gov.uk>  
**Date:** Thursday, 19 March 2020 at 07:56  
**To:** "dave.tighe@highgatetransportation.co.uk"  
<dave.tighe@highgatetransportation.co.uk>  
**Cc:** "fiona.bennett@highgatetransportation.co.uk"  
<fiona.bennett@highgatetransportation.co.uk>, "Dickin, Alan"  
<adickin@warrington.gov.uk>, "Hughes, Martha" <Martha.Hughes@warrington.gov.uk>  
**Subject:** RE: Peel Hall - Area to the South - Traffic Calming Feedback

Dave,

Apologies but I thought that my email of 14<sup>th</sup> February 2020 in response to your technical notes TN/09 & TN/10 addressed the issue; the comments in respect of TN/10 reflect my colleague's thoughts. I will be able to make more comprehensive comments once I receive the full Transport Assessment which I understood would be available by now; can you confirm your timescale for its release?

Regards

Mike

**Mike Taylor**

Transport Development Control Team Leader

Environment and Transport Directorate

Transport for Warrington

Warrington Borough Council

New Town House, Buttermarket Street, Warrington, WA1 2NH

[mike.taylor@warrington.gov.uk](mailto:mike.taylor@warrington.gov.uk)

Office: 01925 444086 Mobile: 07966 884639

[warrington.gov.uk](http://warrington.gov.uk)

**From:** dave.tighe@highgatetransportation.co.uk  
**Sent:** 19 March 2020 17:55  
**To:** 'Taylor, Mike'  
**Cc:** fiona.bennett@highgatetransportation.co.uk; adickin@warrington.gov.uk; Colin Griffiths (colin@satnam.co.uk); 'Martha.Hughes@warrington.gov.uk'  
**Subject:** Peel Hall - Area to the South - Traffic Calming Feedback  
**Attachments:** RE Peel Hall - Area to the South (32.1 KB)

Hi Mike,

Thanks for your response of earlier today.

Your email of 14<sup>th</sup> February was a specific response to a couple of our Technical Notes, whereas you will recall from our meeting of 14<sup>th</sup> January 2020 and subsequent email chain below was specific to the fact that your *"colleagues have confirmed that there are potential measures that may go some way to addressing impact within the Poplars Avenue residential area; this is likely to involve the provision of parking bays, the replacement of measures along Capesthorpe Road with more appropriate traffic calming and additional traffic calming/traffic management measures in the wider area"* and that you had *"a meeting arranged... to discuss this further and will provide more detailed feedback then"*.

Therefore, the detailed feedback we are expecting from your discussion in order to help the forthcoming inquiry is:

- Confirmation of what traffic calming measures you envisage along Capesthorpe Road as replacement for the existing measures
- The additional/amended traffic calming/traffic management measures you envisage for the wider area
- The general locations where you require parking bays within the highway verge to be provided
- The locations that you are prepared to agree a reduction in the speed limit to 20mph
- That these obligations are best secured by providing a financial sum of money to be drawn down by WBC as the Peel Hall development progresses

It is now more than 3 months since our meeting and the inquiry clock is ticking - so your promised detailed feedback would be very helpful to all concerned.

Look forward to hearing from you.

Kind regards,  
Dave

Dave Tighe  
Highgate *Transportation*

Tel: 0117 934 9121  
Mob: 07973375937  
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Lastly, do you have any comments on our meeting note?

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**To:** Fiona Bennett <fiona.bennett@highgatetransportation.co.uk>  
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Fiona,

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I will send a response in relation to the VISSIM Base Model under a separate email shortly.

Let me know if you need any further information.

Regards

Mike

**Mike Taylor**  
Transport Development Control Team Leader

Environment and Transport Directorate



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**Date:** Monday, 3 February 2020 at 17:29  
**To:** "Taylor, Mike" <mike.taylor@warrington.gov.uk>  
**Cc:** "dave.tighe" <dave.tighe@highgatetransportation.co.uk>  
**Subject:** Peel Hall - Area to the South

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Happy to discuss.

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**Date:** Thursday, 6 February 2020 at 10:10  
**To:** "Taylor, Mike" <[mike.taylor@warrington.gov.uk](mailto:mike.taylor@warrington.gov.uk)>  
**Cc:** "dave.tighe" <[dave.tighe@highgatetransportation.co.uk](mailto:dave.tighe@highgatetransportation.co.uk)>  
**Subject:** Re: Peel Hall - Area to the South

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Kind regards,  
Fiona

Fiona Bennett

**Highgate** *Transportation*

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**From:** <dave.tighe@highgatetransportation.co.uk>  
**Date:** Tuesday, 11 February 2020 at 07:51  
**To:** "Taylor, Mike" <mike.taylor@warrington.gov.uk>  
**Cc:** <fiona.bennett@highgatetransportation.co.uk>  
**Subject:** RE: Peel Hall - Area to the South - Traffic Calming Feedback

Hi Mike,

Sorry to chase, but it is almost a month since our meeting.

Do you have any feedback from your discussions with your colleagues regarding traffic calming measures in the area to the south?

Any update would be appreciated.

Happy to discuss.

Kind regards,  
Dave

Dave Tighe  
*Highgate Transportation*

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Mob: 07973375937  
[dave.tighe@highgatetransportation.co.uk](mailto:dave.tighe@highgatetransportation.co.uk)

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**From:** "Taylor, Mike" <mike.taylor@warrington.gov.uk>  
**Date:** Tuesday, 11 February 2020 at 09:00  
**To:** "dave.tighe@highgatetransportation.co.uk"  
<dave.tighe@highgatetransportation.co.uk>  
**Cc:** "fiona.bennett@highgatetransportation.co.uk"  
<fiona.bennett@highgatetransportation.co.uk>  
**Subject:** RE: Peel Hall - Area to the South - Traffic Calming Feedback

Dave,

Apologies for the delay; the officer I need to speak to has been unavailable. I have a meeting booked with him tomorrow but I will try and speak to him today and get a response back to you later.

Mike

**Mike Taylor**

Transport Development Control Team Leader

Environment and Transport Directorate

Transport for Warrington

Warrington Borough Council

New Town House, Buttermarket Street, Warrington, WA1 2NH

[mike.taylor@warrington.gov.uk](mailto:mike.taylor@warrington.gov.uk)

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**From:** "Taylor, Mike" <mike.taylor@warrington.gov.uk>  
**Date:** Friday, 14 February 2020 at 09:58  
**To:** Fiona Bennett <fiona.bennett@highgatetransportation.co.uk>  
**Cc:** "dave.tighe" <dave.tighe@highgatetransportation.co.uk>, "Dickin, Alan" <adickin@warrington.gov.uk>, "Wright, Colin" <Colin.Wright@wsp.com>  
**Subject:** RE: Peel Hall - Area to the South

Fiona/Dave,

Thank you for your email of 3<sup>rd</sup> February 2020 and the accompanying Technical Notes TN/09 & TN/10.

With regards to TN/09, as per my response to your original note submitted to the Public Inquiry considering link capacity (then TN/30), I do not agree with the methodology applied in respect of references to TA/99 and Manual for Streets. The assessment takes no account of the heavy on-street parking that occurs, number of frontage accesses, pedestrian movements or of the extensive traffic calming measures in the area. It is considered that the most appropriate means to accurately reflect link capacity would be via a micro-simulation model. The traffic flows quoted would suggest that the area is already at capacity.

In respect of TN/10 this work is informative and could be used as the basis for potential mitigation to address impact within the Poplars Avenue residential area. Certainly verge parking and additional/amended traffic calming measures would be necessary; although a key concern of verge parking is the potential to mask pedestrian movement. The reduction of the existing 30mph speed limit may not be appropriate; currently it highlights the main residential route for movements through the estate and assists through the provision of terminal signing in the effectiveness of the existing 20mph areas.

Once the final Transport Assessment has been received I will be able to make more comprehensive comments.

Let me know if you need any further information.

Regards

Mike

**Mike Taylor**  
Transport Development Control Team Leader

Environment and Transport Directorate  
Transport for Warrington  
Warrington Borough Council  
New Town House, Buttermarket Street, Warrington, WA1 2NH

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**From:** <dave.tighe@highgatetransportation.co.uk>  
**Date:** Friday, 14 February 2020 at 14:44  
**To:** "Taylor, Mike" <mike.taylor@warrington.gov.uk>  
**Cc:** <fiona.bennett@highgatetransportation.co.uk>  
**Subject:** RE: Peel Hall - Area to the South - Traffic Calming Feedback

Hi Mike,

We were just wondering if there was any feedback from your meeting on Wednesday as set out in the email chain below?

Kind regards,  
Dave

Dave Tighe  
*Highgate Transportation*

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**From:** <dave.tighe@highgatetransportation.co.uk>  
**Date:** Tuesday, 17 March 2020 at 15:51  
**To:** "Taylor, Mike" <mike.taylor@warrington.gov.uk>  
**Cc:** <fiona.bennett@highgatetransportation.co.uk>  
**Subject:** RE: Peel Hall - Area to the South - Traffic Calming Feedback

Hi Mike,

I hope you are staying germ free.

We were again wondering if there was any feedback from your discussions with your colleagues regarding traffic calming measures in the area to the south of Poplars Avenue as set out in the email chain below?

Happy to discuss.

Kind regards,  
Dave

Dave Tighe  
*Highgate Transportation*

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Mob: 07973375937  
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**From:** "Taylor, Mike" <mike.taylor@warrington.gov.uk>  
**Date:** Thursday, 19 March 2020 at 07:56  
**To:** "dave.tighe@highgatetransportation.co.uk"  
<dave.tighe@highgatetransportation.co.uk>  
**Cc:** "fiona.bennett@highgatetransportation.co.uk"  
<fiona.bennett@highgatetransportation.co.uk>, "Dickin, Alan"  
<adickin@warrington.gov.uk>, "Hughes, Martha" <Martha.Hughes@warrington.gov.uk>  
**Subject:** RE: Peel Hall - Area to the South - Traffic Calming Feedback

Dave,

Apologies but I thought that my email of 14<sup>th</sup> February 2020 in response to your technical notes TN/09 & TN/10 addressed the issue; the comments in respect of TN/10 reflect my colleague's thoughts. I will be able to make more comprehensive comments once I receive the full Transport Assessment which I understood would be available by now; can you confirm your timescale for its release?

Regards

Mike

**Mike Taylor**

Transport Development Control Team Leader

Environment and Transport Directorate

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**From:** dave.tighe@highgatetransportation.co.uk  
**Sent:** 19 March 2020 17:55  
**To:** 'Taylor, Mike'  
**Cc:** fiona.bennett@highgatetransportation.co.uk; adickin@warrington.gov.uk; Colin Griffiths (colin@satnam.co.uk); 'Martha.Hughes@warrington.gov.uk'  
**Subject:** Peel Hall - Area to the South - Traffic Calming Feedback  
**Attachments:** RE Peel Hall - Area to the South (32.1 KB)

Hi Mike,

Thanks for your response of earlier today.

Your email of 14<sup>th</sup> February was a specific response to a couple of our Technical Notes, whereas you will recall from our meeting of 14<sup>th</sup> January 2020 and subsequent email chain below was specific to the fact that your *"colleagues have confirmed that there are potential measures that may go some way to addressing impact within the Poplars Avenue residential area; this is likely to involve the provision of parking bays, the replacement of measures along Capesthorpe Road with more appropriate traffic calming and additional traffic calming/traffic management measures in the wider area"* and that you had *"a meeting arranged... to discuss this further and will provide more detailed feedback then"*.

Therefore, the detailed feedback we are expecting from your discussion in order to help the forthcoming inquiry is:

- Confirmation of what traffic calming measures you envisage along Capesthorpe Road as replacement for the existing measures
- The additional/amended traffic calming/traffic management measures you envisage for the wider area
- The general locations where you require parking bays within the highway verge to be provided
- The locations that you are prepared to agree a reduction in the speed limit to 20mph
- That these obligations are best secured by providing a financial sum of money to be drawn down by WBC as the Peel Hall development progresses

It is now more than 3 months since our meeting and the inquiry clock is ticking - so your promised detailed feedback would be very helpful to all concerned.

Look forward to hearing from you.

Kind regards,  
Dave

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