

## Appendix DT/7

Network Warrington Correspondence with the Council Regarding  
Option B Bus Objection 2018

**Subject:** FW: 3178530 - Peel Hall  
**Date:** Friday, 20 April 2018 at 10:10:42 British Summer Time  
**From:** Colin Griffiths  
**To:** 'Dave Tighe (dave.tighe@highgatetransportation.co.uk)', 'Fiona Bennett'  
**Attachments:** image001.png, image002.png, image003.png, RE- Peel Hal - S106 - IN CONFIDENCE.eml

Dave, Fiona,  
Please see this, just opened it and realised what it is,

Regards  
Colin

Satnam Group  
T +44 (0) 1242 227159  
M +44 (0) 7932 042253  
F +44 (0) 1242 227160  
17 Imperial Square, Cheltenham, Glos., GL50 1QZ  
United Kingdom

Skype name: colingriffiths1

The contents of this email are confidential to the intended recipient at the email address to which it has been addressed. It may not be disclosed to or used by anyone other than this addressee, nor may it be copied in any way. If received in error, please contact Satnam Investments Limited +44 (0)1242 227159 quoting the name of the sender and the addressee and then delete it from your system. Satnam Investments Limited and its associated companies make every effort to ensure messages contain no viruses and do not accept any responsibility for viruses. All emails are scanned and filtered by Mail Defender anti virus and anti spam software nevertheless it is your responsibility to scan this email and attachments (if any). No contracts may be concluded on behalf of Satnam Investments Limited or its associated companies by means of email communications.

**From:** Taylor, Mike [mailto:mike.taylor@warrington.gov.uk]  
**Sent:** 18 April 2018 11:59  
**To:** Davies, Michael (Planning) <mdavies@warrington.gov.uk>  
**Cc:** Helen.Skinner@pins.gsi.gov.uk; Colin Griffiths <colin@satnam.co.uk>  
**Subject:** RE: 3178530 - Peel Hall

Mike,

Further to Helen's email requesting information please see the attached emails from David Blainey, Operations Director for Network Warrington, in respect of bus service provision.

One of our key issues has been the lack of clarity within the application submission in respect of bus provision to the site with a particular issue being that of impact on existing services. This is the first time I've seen anything in writing from Network Warrington and appears to highlight that no discussions had taken place in respect of Option B impacts until after submission of the latest Transport Assessment.

Let me know if any further information is needed.

Regards

Mike

**Mike Taylor**  
Transport Development Control Team Leader

Economic Regeneration, Growth & Environment 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)



Warrington 2021  
City of Culture



[www.warrington2021.com](http://www.warrington2021.com) |  @warrington2021 |  Warrington2021

**From:** Davies, Michael (Planning)  
**Sent:** 18 April 2018 11:49  
**To:** Taylor, Mike <[mike.taylor@warrington.gov.uk](mailto:mike.taylor@warrington.gov.uk)>  
**Subject:** FW: 3178530 - Peel Hall

**From:** Skinner, Helen [<mailto:Helen.Skinner@pins.gsi.gov.uk>]  
**Sent:** 12 April 2018 13:20  
**To:** Colin Griffiths; Davies, Michael (Planning)  
**Cc:** Snead, Liz; devcontrol  
**Subject:** 3178530 - Peel Hall

Dear all,

The Inspector has now had the opportunity for an initial consideration of the parties' Proofs. In the light of this, he has the following initial observations:

- 1) He has no need to hear evidence from Messrs Appelton, Ryding or Robinson. If the appellant still wishes to present their evidence, he certainly sees no need to go through Mr Robinson's housing land supply analysis.
- 2) He will be grateful if the parties can focus the highways evidence on the substantive matters in dispute, rather than rehearsing the history of how the current dispute has been reached.
- 3) Unless it has already been provided (he has yet to look over all of the Core Documents and appendices), before the close of the Inquiry he will wish to receive and/or hear evidence on: the asserted interest from Free School providers in delivering the proposed Primary School; evidence of the commitment of a public transport provider in extending the bus service through the site; the rationale for proposing residential development within the M62 AQMA, when there does not appear to be any necessity or clear design logic in doing so.

He also makes the following initial requests:

- 4) In order to bring focus to the dispute, please can the appellant provide clarity as to the purpose of producing Option B; which of the two options is the appellant's preferred one for consideration in the appeal; and why that is. A bald statement that both are considered to be acceptable, and that Option B was merely responding to an indication of interest from the Council, will not be helpful.
- 5) Please can the appellant provide, before the close of the inquiry, evidence of control of land not

in its ownership or of the formal commitment of the landowners of such land to the appeal proposal, with regard to provision of points of access and development plots. At present, it is unclear whether the proposal could be delivered.

- 6) When it is in a position to do so, please can the Council provide a full CIL Compliance Statement clearly detailing how each obligation sought meets the specific tests, notably with regard to that in relation to pooling of obligations.
- 7) Please can the parties clarify when the draft S106 and conditions will be available.

Kind Regards

Helen

Helen Skinner  
The Planning Inspectorate  
Major Casework  
3/O Kite Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

**0303 444 5531**

\*\*\*\*\*

Correspondents should note that all communications to or from the Planning Inspectorate may be automatically logged, monitored and/or recorded for lawful purposes.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the system manager.

This footnote also confirms that this email message has been scanned by Websense Email Security Gateway for the presence of computer viruses.

\*\*\*\*\*

\*\*\*\*\*

**DISCLAIMER**

The views expressed by the author of this e-mail do not necessarily reflect the views or policies of Warrington Borough Council. Warrington Borough Council employees and Elected Members are expressly requested, to not make any defamatory, threatening or obscene statements and to not infringe any legal right (including copyright) by e-mail communication.

**WARNING:** e-Mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or may contain viruses. Warrington Borough Council therefore does not accept liability for any errors or omissions in the content of this message, which arise as a result of e-mail transmission.

**CONFIDENTIALITY:** This e-mail contains proprietary information, some or all of which may be confidential and/or legally privileged. It is for the intended recipient(s) only. If an addressing or transmission error has misdirected this e-mail, please notify the sender; and then delete the original. If you are not the intended recipient you should not use, disclose, distribute, copy, print or rely on any information contained in this e-mail.

**ACCESS TO INFORMATION:** As a public sector organisation, Warrington Borough Council may be required to disclose this e-mail (or any response to it) under the Freedom of Information Act 2000. All information is handled in line with the Data Protection Act 1998.

**Subject:** RE: Peel Hal - S106 - IN CONFIDENCE  
**Date:** Thursday, 12 April 2018 at 13:20:10 British Summer Time  
**From:** David Blainey  
**To:** Taylor, Mike  
**Attachments:** image001.png, image002.png, image003.png, image004.jpg

Mike,

I was first made aware of the proposal at a meeting here on Friday last week,

David.

**From:** Taylor, Mike <mike.taylor@warrington.gov.uk>  
**Sent:** 12 April 2018 13:03  
**To:** David Blainey <d.blainey@networkwarrington.co.uk>  
**Subject:** RE: Peel Hal - S106 - IN CONFIDENCE

David,

Thank you for your time and for the response.

Can I just clarify when you were first made aware of the proposed closure of the Cotswold Road/Poplars Avenue link?

Regards

Mike

**Mike Taylor**  
Transport Development Control Team Leader

Economic Regeneration, Growth & Environment 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)



**Warrington 2021**  
**City of Culture**



[www.warrington2021.com](http://www.warrington2021.com) |  @warrington2021 |  Warrington2021

**From:** David Blainey [<mailto:d.blainey@networkwarrington.co.uk>]  
**Sent:** 12 April 2018 11:49  
**To:** Taylor, Mike <[mike.taylor@warrington.gov.uk](mailto:mike.taylor@warrington.gov.uk)>  
**Subject:** Peel Hal - S106 - IN CONFIDENCE

Mike,

Following our telephone conversation I have given some thought to the proposals for funding of bus services as part of the Peel Hall planning application. Our principal concern is the proposal to divert our existing 20/21 services via Cleveland Road. This is not acceptable to us and I am unable to comment on the other proposals until that issue is resolved. The 20/21 is a key service for the company and to curtail 10 minute frequency services which in effect give that section of the route a bus every 5 minutes and replace with a bus every 30 minutes is not appropriate.

Regards,

David.

David Blainey B.Sc MCILT  
**Operations Director**  
Network Warrington  
Warrington Borough Transport - UK Bus Operator of the Year 2008  
Wilderspool Causeway  
Warrington  
WA4 6PT  
T: 01925 628573 (Direct)  
T: 01925 634296 (Switchboard)  
F: 01925 418382  
M: 07920 337 548  
E: [d.blainey@networkwarrington.co.uk](mailto:d.blainey@networkwarrington.co.uk)

*Please consider your environmental responsibility. Before printing this e-mail ask yourself:- "Do I need a hard copy?"*

**Visit our website [networkwarrington.co.uk](http://networkwarrington.co.uk) for all our latest news, timetables and information**

Warrington Borough Transport Limited, Registered in England: 1990371  
Registered Office: Wilderspool Causeway, Warrington, Cheshire, WA4 6PT



\*\*\*\*\*

**DISCLAIMER**

The views expressed by the author of this e-mail do not necessarily reflect the views or policies of Warrington Borough Council. Warrington Borough Council employees and Elected Members are expressly requested, to not make any defamatory, threatening or obscene statements and to not infringe any legal right (including copyright) by e-mail communication.

**WARNING:** e-Mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or may contain viruses. Warrington Borough Council therefore does not accept liability for any errors or omissions in the content of this message, which arise as a result of e-mail transmission.

**CONFIDENTIALITY:** This e-mail contains proprietary information, some or all of which may be confidential and/or legally privileged. It is for the intended recipient(s) only. If an addressing or transmission error has misdirected this e-mail, please notify the sender; and then delete the original. If you are not the intended recipient you should not use, disclose, distribute, copy, print or rely on any information contained in this e-mail.

**ACCESS TO INFORMATION:** As a public sector organisation, Warrington Borough Council may be required to disclose this e-mail (or any response to it) under the Freedom of Information Act 2000. All information is handled in line with the Data Protection Act 1998.