



Date: 28/02/20
Our Ref: RFI2920
Tel: 0300 1234 500
Email: infogov@homesengland.gov.uk

██████████
By Email Only

Windsor House
Homes England – 6th Floor
50 Victoria Street
London
SW1H 0TL

Dear ██████████

RE: Request for Information – RFI2920

Thank you for your request for information, which we have processed under the Freedom of Information Act 2000 (FOIA).

You requested the following information:

I would like to request information regarding the sale of Peel Hall Playing Fields, Ballater Drive, Warrington WA2

A new public inquiry in respect of Peel Hall Warrington is to be held. Satnam Millenium, owners of Peel Hall have informed the Planning Inspectorate that there is a desire by Homes England to develop our the playing fields for housing in association with their own proposals for housing at Peel Hall.

Can you please advise me the current position.

Have you agreed a sale with Satnam Millenium.?

Do you propose to replace the playing fields/open space ?

The playing fields/open space was part of the New Town Development and were for the enjoyment of the residents at Cinnamon Brow

Will new playing fields/open space be in the Cinnamon Brow area?

Will the new playing fields be up and running before you close the existing playing fields?

Response

We can confirm that we do hold some of the requested information, we will address each of your points in turn;

1) *Have you agreed a sale with Satnam Millenium?*

The position remains that Homes England is open to negotiations with Satnam for the grant of access rights / land disposal for a sum or position that represents best consideration and meets Homes England's objectives in terms of housing delivery. However, at this time Homes England confirms that no contract has been agreed between Homes England and Satnam Millennium Ltd.

2) *Do you propose to replace the playing fields/open space?*



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The planning application submitted by Satnam Millennium for the wider site includes proposals for the replacement of the playing fields on Homes England land within the wider application site. Sport England commented on the original planning application and accepted that this reflected suitable replacement, subject to conditions.

Homes England are mindful of the site being an existing playing field and any future proposals for residential development will include suitable replacement provision, in line with Sport England policy.

3) Will new playing fields/open space be in the Cinnamon Brow area?

This answer reflects the comments above. The planning application submitted by Satnam Millennium for the wider site includes proposals for the replacement of the playing fields on Homes England land within the wider application site. Sport England commented on the original planning application and accepted that this reflected suitable replacement, subject to conditions.

Sport England policy requires that replacement provision is in a suitable location and subject to equivalent or better accessibility arrangements.

Again, Homes England are mindful of the site being an existing playing field and any future proposals for residential development will include suitable replacement provision, in line with Sport England policy.

4) Will the new playing fields be up and running before you close the existing playing fields?

Sport England's Playing Fields Policy requires that replacement playing field provision is provided prior to the commencement of development.

Right to Appeal

If you are not happy with the information that has been provided or the way in which your request has been handled you may request an internal review by writing to;

The Information Governance Team
Homes England – 6th Floor
Windsor House
50 Victoria Street
London
SW1H 0TL

Or by email to;
infogov@homesengland.gov.uk

You may also complain to the Information Commissioner however, the Information Commissioner does usually expect the internal review procedure to be exhausted in the first instance.

The Information Commissioner's details can be found via the following link;
<https://ico.org.uk/>



Homes
England

Making homes happen

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Please note that the contents of your request and this response are also subject to the Freedom of Information Act 2000. Homes England may be required to disclose your request and our response accordingly.

Yours sincerely,

The Information Governance Team

For Homes England

OFFICIAL