



Helen Skinner
By email only:
HELEN.SKINNER@planninginspect
orate.gov.uk

10th September 2020

Dear Helen

APPEAL: APP/M0655/W/17/3178530
APPEAL SITE: LAND AT PEEL HALL, WARRINGTON
APPELLANT: SATNAM MILLENNIUM LIMITED

I refer to the above Appeal which is due to be heard by (virtual) Public Inquiry commencing on 14th September 2020. As you will be aware, Homes England is not taking part in the Appeal and did not submit any representations in respect of the Appeal.

Homes England's mission is to accelerate the delivery of housing across England and it works in collaboration with partners who share that ambition. As the government's housing accelerator, Homes England has a responsibility to make best use of public sector land. Within this context, it is intended to bring housing forward on the Mill Lane Playing Fields site as and when this is acceptable and appropriate in planning terms and to Homes England. However, the Appeal has been brought forward by a third party and Homes England has not had any direct involvement in the Appeal proposals. As a result, Homes England would like to confirm that it adopts an entirely neutral position in relation to the Appeal and notes that it is a matter for the Inspector to determine whether the proposals are acceptable in planning terms. However, in a similar manner to the previous Inquiry (2018), Homes England wishes to confirm its position regarding its landholdings which are included within the Appeal Site.

Mill Lane Playing Fields

Homes England is the owner of part of the Appeal Site, being the recreation ground known as the Mill Lane Playing Fields (please see attached plan which shows the extent of Homes England's ownership). Homes England is aware that the Appellant proposes access into the Appeal Site from Blackbrook Avenue and the land in Homes England's ownership and it is understood that this will provide access to 700 of the 1,200 homes proposed.

Homes England and the Appellant remain in negotiation regarding the granting of access rights over the Homes England land, however the position remains that no agreement is in place.

Section 106 and Conditions

Homes England is aware of the proposed draft condition, should permission be granted, that would bind the owner of Mill Lane Playing Fields to being party to a S106 Agreement prior to any development commencing, pursuant to that permission, on this portion of the site (proposed draft condition 7). As noted above, negotiations with the Appellant have not been concluded and a contract is not in place between Homes England and the Appellant. As such, Homes England's position remains that it is not appropriate for Homes England to be a signatory to the Section 106, nor comment on the main body of the Section 106 wording or the proposed draft conditions at this time; it is for the Inspector to determine the content of these given the above context, should she be minded to grant planning permission.

Notwithstanding the above, Homes England does however, welcome the wording included within the S106 (version dated 25th August 2020) at paragraph 2.4 which would enable amendments as are necessary in order to ensure that the Deed is in an acceptable form to Homes England (or any successors in title to the Homes England land).

I would be grateful if you could acknowledge receipt of this letter and confirm that it will be drawn to the attention of the Planning Inspector prior to the commencement of the Inquiry.

Yours faithfully

ENC: Plan 1: Homes England landholding

CC: Martha Hughes, WBC
Colin Griffiths, Satnam Millennium Limited