

DOCUMENT CG 13

TOWN & COUNTRY PLANNING ACT 1990

**APPEAL
ON BEHALF OF**

SATNAM MILLENNIUM LIMITED

**IN RESPECT OF
LAND AT PEEL HALL, WARRINGTON**

PUBLIC INQUIRY 9 MARCH 2021

**PLANNING INSPECTORATE REF:
APP/M0655/W/17/3178530**

**LOCAL AUTHORITY PLANNING APPLICATION REFERENCE:
2016/28492**

OUR REF: 490SBCGWARR

**SUPPLEMENTARY PROOF OF EVIDENCE
OF
COLIN GRIFFITHS BA (HONS) MRTPI**

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APPENDICES

- S1** Update on 5 Year Land Supply (Litchfield's 06/01/21)
- S2** Housing Delivery Test Results (January 2021). Extract
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- S4** Statement of Community Involvement, WBC, (December 2020). Extracts
- S5** Emails regarding Healthcare Contribution (January 2021)

SECTION ONE - THE SCOPE OF THIS SUPPLEMENTARY PROOF OF EVIDENCE

- 1.1 This Supplementary Proof of Evidence is produced to update factual matters and changes in policy since my original Proof of Evidence (**CG1**) and my Rebuttal Proof of Evidence (**CG12**), both prepared for the September 2020 Inquiry. The evidence to the September 2020 Inquiry remains relevant and valid.
- 1.2 The matters considered in this Supplementary Proof of Evidence are as follows,
 - 1.2.1 Policy and Guidance,
 - I. Changes to the Standard Method for Assessment of Housing Need.
 - II. Warrington's failure of the Housing Delivery Test.
 - III. The delay to progress on the emerging Warrington Local Plan.
 - IV. The Adoption by the Council of the Statement of Community Involvement.
 - 1.2.2 The requested Healthcare Contribution.
 - 1.2.3 Progress with the Homes England Land Purchase.
- 1.3 I deal with these in turn.

SECTION TWO - POLICY AND GUIDANCE

2.1 Changes to the Standard Assessment of Housing Need

- 2.1.1 Revised guidance on the method of assessment of housing need was issued in December 2020. I attach at **Appendix S1** an update letter from Litchfields on this matter. In short the figure for Warrington is slightly increased from the 839 dwellings per annum agreed for the September inquiry to 855 dwellings per annum (see SoCG paragraphs 6.1-6.5 and my Proof of Evidence (**CG1**) paragraphs 5.34-5.36).
- 2.1.2 The situation remains therefore that there is a severe shortfall on the 5 year supply of housing land in Warrington Borough, at best 3.72 years, but in reality only 3.35 years supply. The consequences that flow from this are set out in my Proof of Evidence (**CG1**) paragraphs 5.31-5.33.

2.2 Warrington's Failure of the Housing Delivery Test

- 2.2.1 In January 2021 the results of the Housing Delivery Test were published, see **Appendix S2** for the Warrington results. Warrington Council has failed the Test, delivering 1,403 homes over the past 3 years against a requirement of 2,465 – equal to 57% delivery.
- 2.2.2 Consequently, the presumption in favour of Sustainable Development now applies as a result of the Test (as well as from the lack of a 5 year supply).
- 2.2.3 It is important to note these figures look backwards in time and relate to the three-year period to the end of March 2020, so will only factor in a very small amount of time of Covid-related shutdowns and slow delivery periods that occurred later in 2020.
- 2.2.4 The 5-year land supply looks forward, and as set out above, shows a severe shortage of supply. This is before any allowance is made for the impact of the slower build out rates and grant of permissions arising from Covid.
- 2.2.5 Therefore, there is added strength to the presumption in favour of planning permission being granted in this appeal, as there is demonstrable and significant under delivery of housing.

2.3 The Delay to the Emerging Warrington Local Plan

- 2.3.1 As set out in my Proof of Evidence (paragraph 5.32) the Council intended to submit the proposed Warrington Local Plan to the Secretary of State in Autumn 2020, shortly after the close of the September Inquiry. However, on 5 October 2020 the Council announced a significant delay in this programme, with submission delayed until at least summer 2021 (see [Appendix S3](#)).
- 2.3.2 The consequences of this delay are significant and far reaching, with an additional delay of almost 1 year increasing the risk (that already existed in September 2020) of Warrington running out of land for housing before the sites proposed for release in the local plan are available following Examination and Approval. I deal with this matter in my Proof of Evidence (**CG1**), paragraph 9.20.
- 2.3.3 Thus the benefits of the housing brought forward by this appeal are of increased and significant weight in the planning balance.

2.4 The Adoption of the Statement of Community Involvement

- 2.4.1 In December 2020 the Council adopted their Statement of Community Involvement (extracts at [Appendix S4](#)). This amongst other matters, sets out how the Council expects effective community involvement and consultation to be carried out on planning applications.
- 2.4.2 As I set out at paragraph 8.6 (ii) of my Proof of Evidence (**CG1**), the Rule 6 Party alleges a lack of effective consultation pre- and post-application on this scheme. As can be seen from paragraphs 3.10-3.29 of the SPD this application and appeal has adhered to the aspirations and requirements of the SPD with considered and appropriate consultation at every stage.
- 2.4.3 As such there can be no fair criticism there has not been effective and sufficient consultation on the appeal scheme.

SECTION 3 – UPDATE ON HEALTHCARE CONTRIBUTION

- 3.1 Section 9 of my Proof of Evidence (**CG1**) and Section 2 of my Rebuttal Proof of Evidence (**CG12**) refer to the contribution sought in respect of Healthcare. A proposed draft SOCG on this topic was sent to the Council, on which they refused to engage (paragraph 2.4 of **CG12**).
- 3.2 I sent an email to the Council on 7/01/21 to seek further discussions on this matter, and Ms Hughes replied on 14/01/21 to the effect that no further information on this topic is available from the relevant consultee or local GPs.
- 3.3 However, on the 21/01/21 Ms Hughes forwarded an email from Mr Nick Armstrong of the NHS Warrington CCG (dated the same day). Mr Armstrong's email set out that the envisaged healthcare scheme previously used to justify the contribution was now no longer being pursued by the GP practices involved. I responded to this email by return, requesting detail as to whether this affects the council's position that this contribution can now lawfully be requested. (Email correspondence at [Appendix S5](#)).
- 3.4 It was accepted on behalf of the Council at the CMC on 25th January 2021 that there is a need for the Council to set out clearly the justification and relevant scheme to which the contribution referred. To date, despite requests and reminders, no further information has been forthcoming.

SECTION 4 - PROGRESS WITH THE HOMES ENGLAND LAND PURCHASE

- 4.1 Homes England have confirmed to Satnam Millennium that they have an "*existing deal structure*" approved internally within Homes England for the sale of this land to Satnam Millennium (confirmed by Homes England in September 2020). The agreed deal structure is a sale of the land to Satnam on a subject to planning permission basis.
- 4.2 The commercial details of that deal are at present being actively finalised by Valuers acting for Homes England and Satnam Millennium.
- 4.3 As stated at the September 2020 inquiry, matters such as the cost of infrastructure and construction, together with sale values need to be calculated and agreed prior to documents being legally exchanged.
- 4.4 It is expected that a draft contract will be in place within the next weeks.
- 4.5 An update on this matter will be provided at the inquiry.

Mr C. Griffiths
Satnam Group
17 Imperial Square
Cheltenham
Gloucestershire
GL50 1QZ

Date: 6 January 2021
Our ref: 41640/07/SPM/CR/19256942v1
Your ref: APP/Mo655/W/17/3178530, LPA Ref: 2016/28492

Dear Colin

**Peel Hall Warrington Re-Convened Appeal:
Updated housing land supply position in light of the Government's revised
Standard Methodology for calculating Housing Need**

This Letter has been prepared by Lichfields ahead of the reconvened Peel Hall Inquiry [APP/Mo655/W/17/3178530] on behalf of Satnam Investments Ltd. [Satnam] and it is understood that this will be appended to the Supplementary Proof of Colin Griffiths. It summarises the recent changes to the Standard Methodology for calculating housing need, which was launched by the Government on 16th December 2020, and what this means for the agreed position on 5 Year Housing Land Supply [5YHLS] in the August 2020 Statement of Common Ground on Planning Matters for the Peel Hall Inquiry.

This letter updates the evidence on housing need (and the resultant 5YHLS calculation) contained within Lichfields' document '*Warrington 5YHLS Review*' (dated March 2020) which is before the Inquiry.

The new Standard Method for Calculating Housing Need

The introduction of a standard method for assessing housing needs for planning purposes (first consulted on in 2017, then adopted in 2018) was intended to shift time, resources and debate at examination away from the 'numbers' question and towards the 'how' and 'where' of building new homes. This method was originally based on the 2014-based Household Projections plus an uplift for affordability (subject to a 'cap').

In August 2020, the Government consulted on a proposed new Standard Method, which had a greater focus on affordability. The results boosted the national figure to 337,000, with most of the increases in areas where the gap between house prices and incomes was greatest. Following a detailed consultation process the Government published its finalised version on 16th December 2020. This essentially reverted back to the method it introduced in 2018, but with a modification to increase the number in England's 20 largest cities and urban areas by an additional 35%, reflecting Government objectives to deliver c.300,000 dwellings annually, with a focus on existing urban areas and brownfield development.

As set out in the *Housing and Economic Needs Assessment* section of the revised Planning Practice Guidance [PPG]¹, the baseline is now set via the ONS 2014-based Household Projections (taking the average annual growth for 2020-30). An adjustment is made using the most recent ONS median workplace-based

¹PPG Reference ID: 2a-004-20201216

affordability ratios (currently 2019). No adjustment is applied where the ratio is 4 or below. For each 1% the ratio is above 4, the average household growth baseline should be increased by a quarter of a percent.

A cap is applied at 40% above the Local Plan's housing requirement figure if the local authority has adopted the Plan within the last 5 years, or has reviewed (and if necessary updated) the housing requirement figure in a plan adopted more than 5 years ago.

Finally, an urban local authority, where it is listed as one of the 20 in the PPG, uplifts their figure by 35%.

Warrington is not one of the 20 urban local authorities listed, and nor does a 40% cap apply (as Warrington's Local Plan was adopted more than 5 years ago, and the Council has not reviewed its housing requirement since then).

As a result, the new standard methodology generates the following housing need figure for the Borough:

- 1 Annual average household growth 2020-2030 for Warrington Borough using the 2014-based SNHP = 733 hpa (7,329 over a 10-year period).
- 2 The most recent median workplace-based affordability ratio for Warrington Borough is 6.67 (2019). As per the standard methodology:
 - a Deduct 4 = 2.67
 - b Divide by 4 = 0.6675
 - c Multiply by 0.25 = 0.167
 - d The adjustment factor is 1.1669, or 16.69%. Applied to 733, this results in an LHN of 855 dpa.

The new minimum Local Housing Need figure for Warrington Borough Council is therefore **855 dpa**. Over 5 years, this equates to a housing requirement of 4,275 before any buffer is applied.

Implications for the Peel Hall Inquiry

In Section 3.0 of Lichfields' *Warrington 5YHLS Review* (dated March 2020), the 2019 version of the standard method LHN calculation was used to calculate the 5YHLS. This reported a figure of 839 dpa (due to a lower affordability ratio of 6.32 for 2018, compared to the 6.67 figure for 2019 in the latest version). As can be seen from the Table overleaf, this resulted in a 5YHLS of between 3.42 and 3.79 years, depending on the Council's assumptions concerning the deliverable sites and their contribution towards the supply.

The updated SM calculation reduces this range to between 3.35 and 3.72 years. Our view remains that the 375 sites without planning permission should be removed from the calculation (approximate to the 3.35 years' 5YHLS equation). This equates to an under-supply of 1,689 dwellings over the next 5 years.

The agreed *Statement of Common Ground on Planning Matters* (dated August 2020) states in paragraph 6.3 that the Housing Land Supply position relevant to the determination of this appeal is agreed by the Council and the Appellant as follows:

- “The March 2020 HLS monitor produced by the Council predicts 3.7 years supply.
- Satnam estimate the supply in the region of 3.33 – 3.42 years supply.
- It is agreed that the Inspector should regard this as the range for land supply within the Borough for the purposes of this appeal (3.33-3.7 years): i.e. below 5 years supply.”

Therefore, the implication of the new standard method for calculating housing need would be to reduce Warrington Borough's 5YHLS to 3.35 years, with an under-supply of 1,689 units. This sits at the lower end

of the 3.33-3.7 year range that the parties previously agreed that the Inspector should regard as the 5 year land supply range within the Borough for the purposes of this appeal.

Table 0.1 5-Year Land Supply for Warrington Borough Council (base date 1st April 2019) using the latest 2020 SM LHN figure

Base date 1st April 2019 (from 2019 SHLAA)	WBC 2019 SHLAA		Satnam's Original Position (August 2020)		Satnam's REVISED Position (December 2020 SM)	
	5YHLS Position	5YHLS Position (minus 375 sites without PP)	5YHLS Position	5YHLS Position (minus 375 sites without PP)	5YHLS Position	5YHLS Position (minus 375 sites without PP)
LHN 2019/20 -2023/24 (Standard Method 2020-2030)	5 x 860 dpa = 4,300		5 x 839 dpa = 4,195		5 x 855 dpa = 4,275	
20% buffer to requirement	860		839		855	
5-Year Requirement	5,160		5,034		5,130	
Deliverable Housing Sites on PDL with pp	2,031		2,031		2,031	
Deliverable Housing Sites on Greenfield Land with pp	942		942		942	
PDL/GF with pp	88		88		88	
Small sites allowance (76 units p.a.)	380		380		380	
Sites without PP	375	0	375	0	375	0
Deliverable Supply (2019/20-2023/24)	3,816	3,441	3,816	3,441	3,816	3,441
Surplus of Deliverable supply over supply required	-1,344	-1,719	-1,218	-1,593	-1,314	-1,689
Number of Years Supply (Expressed as Years of Residual Requirement)	3.7	3.33	3.79	3.42	3.72	3.35

Source: Warrington SHLAA (2019) / Lichfields' Analysis

It is clear that the new standard method has made no material difference to the Council's housing land supply position, which remains well below the 5 years' supply threshold.

On any view, there remains a substantial unmet need for housing in the Borough, which the proposed development at Peel Hall would go some way towards addressing.

Yours sincerely,

Colin Robinson

Planning Director

Lichfields

ONS CODE	AREA NAME	NUMBER OF HOMES REQUIRED			TOTAL NUMBER OF HOMES REQUIRED	NUMBER OF HOMES DELIVERED			TOTAL NUMER OF HOME DELIVERED	HOUSING DELIVERY TEST: 2020 MEASUREMENT	HOUSING DELIVERY TEST: 2020 CONSEQUENCE
		2017-18	2-18-19	2019-20	2,465	2017-18	2018-18	2019-20	1,403	57%	Presumption
E06000007	Warrington	792	887	786		359	503	541			

From: Local Plan [mailto:localplan@warrington.gov.uk]
Sent: 05 October 2020 15:51
To: Local Plan <localplan@warrington.gov.uk>
Subject: NTLS - Warrington Local Plan Update

Dear Sir / Madam

I am emailing to confirm that Warrington Borough Council is pausing work on its Local Plan, in response to the impact of COVID-19, along with the Government's proposed planning reforms and new housing calculation methodology.

The delay aims to give the Council time to reflect and be confident that the Local Plan submitted for examination is the right one for Warrington, given the events of this year and the effects they are likely to have for years to come.

It is anticipated that the Council will now be in a position to progress with the Local Plan in the summer of 2021.

Further details are provided on the Council's web site:

<https://www.warrington.gov.uk/news/council-pause-and-reflect-local-plan>

The Council is now preparing to upload all representations made to the Proposed Submission Version Local Plan onto the Council's website so that people can view them. This will include ensuring as many representations as possible are accessible for people with disabilities, such as visual impairment. The representations will be uploaded and available to view over the coming weeks.

You have received this email as according to our records you have submitted a consultation response to the Local Plan or have asked to be kept updated on Local Plan progress. If you wish to be removed from our Local Plan database and no longer receive these updates, then please contact the Planning Policy & Programmes Team on 01925 442826 or via email at Localplan@warrington.gov.uk

Regards

Michael Bell
Planning Policy & Programmes Manager
Warrington Borough Council

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WARRINGTON
Borough Council

Statement of Community Involvement

December 2020

establish key issues which the application should address, and to agree the submission of material needed to enable the application to be assessed. The Council has adopted a pre-planning application advice protocol which can be found on the Council's Website.

(http://www.warrington.gov.uk/info/200562/planning/1334/pre_planning_application_advice_protocol_and_charges)

- 3.7 The Council will offer pre-planning application advice upon completion of the pre-planning application advice form (and relevant accompanying information) and receipt of the pre-application advice fee. The Council will not commence work on the pre-planning application advice enquiry until the fee and information has been received.
- 3.8 The Council also offer Planning Performance Agreements for major and complex schemes which allows for a tailored pre-application approach.
- 3.9 As part of the pre-application enquiry/ PPA discussion a potential applicant can gain the council's informal opinion on a proposal, and on the expected level of community involvement.

Applicants' Consultation with the Community Prior to the Submission of an Application

- 3.10 All applicants are encouraged to engage with the community prior to the submission of an application. The amount and type of consultation will depend on the nature of the application:
 - House Extensions - Applicants are encouraged to speak with their neighbours and show them the proposed plans.
 - Minor Development Proposals - Developers are encouraged to involve the community, consultees and other agencies (including the council) at an early stage. There are benefits to both local people and developers with early involvement. For developers, it will ensure that issues are addressed prior to an application being submitted. For local people it will enable them to have input before proposals reach an advanced stage.
 - Major Development Proposals - Developers of major schemes will be expected to have canvassed views more widely than for minor developments before their application is submitted. This should include those residents affected by the proposal, the town or parish council and statutory consultees. Major development proposals have to include a Design and Access Statement, and this should include a section explaining the consultation carried out and comments received.
- 3.11 Consultation carried out by applicants and/or their agent will not replace that undertaken by the council as part of the formal planning application process.

CONSULTATION ON A PLANNING APPLICATION

- 3.12 Once planning applications have been processed and validated, publicity and notification processes will be undertaken.
- 3.13 Consultation will follow the Council's approved notification procedure. This takes into account the statutory requirements for the publicity of planning applications as set out in The Town and Country Planning (Development Management Procedure) (England) Order 2010 as amended.
- 3.14 Depending upon the type and nature of the development this will include notification letters to adjacent properties, and notices being placed at the application site and in the local press (currently Warrington Guardian). Neighbour notification letters, site notices and press notices will each provide for a minimum 21 days for the public to respond during which time no decision on the application will be made. Occasionally, the response dates on the letters and notices will be different, as they may have been made available/posted at different times. Where this is the case, the latest date will be taken before a decision is made on the application by the council. All representations received before the application has been determined will be taken into account in the decision making process however due to the volumes of responses received annually in relation to the consultation process it is not possible to respond to these directly.
- 3.15 Appendix E sets out the consultation requirements for specified types of application in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015 as amended.
- 3.16 In all cases the Town/Parish Council is consulted. The "weekly list" of applications is provided to the local press and to various local interest groups and organisations. A list of applications received is also published via the Council's website. It is anticipated that wider public access to the Council's on-line application processing system will enable information to be provided relating to applications made for specified addresses, streets, post codes etc.
- 3.17 In all cases, applications will be available to view on the council's web site.
- 3.18 Representations from the community are accepted in writing by either email, letter or via the on-line form on the Council's website. Details on how the public can engage in the process are provided in neighbor notification letters, site notices and press notices.

Statutory Consultees

- 3.19 Statutory consultees are consulted on all relevant applications and given 21 days to respond. Not all of the bodies in appendix C are contacted for each application; this varies according to the details of the application.

Consultation as a Result of Amendments during the Processing of Planning Applications

- 3.20 A considerable amount of negotiation takes place on a large number of applications, particularly those relating to major developments, once they have been submitted. This is a very important and crucial part of the development management process, which often leads to significant improvements in the quality of developments and often addresses objectors concerns. This dialogue between planning officers and developers and their professional advisors, as well as any other interested parties, is something which is actively encouraged by both the Government and the Borough Council.
- 3.21 Planning applications will often generate much public interest and provide a large number of objections. The negotiations stage will often lead to the submission of amendments to overcome some of these objections. The extent of negotiation will sometimes depend on whether the applicant has first engaged in pre-application discussions. If amendments would result in a fundamentally different scheme applicants may be asked to withdraw their application or a refusal may be issued. Amendments received during the course of the application may or may not be re-notified depending upon the nature of the change and relationship to other properties. Given the tight timescales to determine applications a reduced timescale for a response to a re-notification is set (normally 14 days). All amended plans/ documents will also be published on the council's website for transparency regardless of whether there is any re-consultation associated with them.

Consultation on applications that are not within the Warrington administrative boundary

The statutory duty to notify residents on a planning application sits with the decision making authority. Therefore there may be occasions when a local planning authority of a neighbouring council will write to Warrington residents or erect site notices in Warrington streets because a site is situated close the administrative boundary. In these instances any representations to support or object to a proposal should be directed back to that Authority to ensure that they are taken in to account in the decision making process.

Planning Application Determination

- 3.22 The vast majority of planning applications are determined under delegated powers by authorised officers. However, some of the larger or more complex applications can be referred to the Development for decision by elected Members of the Council. Matters that can be referred to Development Management Committee are set out in the Council's Constitution.
- 3.23 If an item is going to Development Management Committee the Council will inform the applicant/ agent and anyone who submitted comments on a particular planning application.

- 3.24 A notification letter informs them of the date, time and location of the committee, so that they can attend if they wish (a process which may be reformed in the near future with advances in planning software allowing a self-serve facility). It also informs them that they have the right to engage with the Committee meeting and the mechanism to do this.
- 3.25 Committee reports are made available on the Council's website 5 working days before the committee meeting. Copies of committee agendas and minutes are also available on the Council's website.

GENERAL INFORMATION

Decisions on Planning Applications

- 3.26 Once an application has been determined the decision notice and the associated report that informs that decision will then be available on the Council's website for public view.
- 3.27 Applicants can appeal to the Secretary of State, (Planning Inspectorate) against the refusal of an application for Planning Permission, the conditions attached to an approval, or for "non determination" where an application has not been determined within the timescales set out in Table 1. Where an application has been refused or allowed with conditions, information of the right to appeal will be provided to applicants along with their planning application decision notice.
- 3.28 All those residents originally informed by letter of the planning application and any additional residents who made representations on a refused application, in addition to ward councillors and parish councils, will be advised in writing if an appeal is lodged and how they can participate.

- 3.29 The planning application is then considered by an independent Inspector: this may be done in writing ("written representations") or can take the form of an informal hearing or Public Inquiry. The Planning Inspectorate publishes all decisions to its website and they are also uploaded on to the Council's website against the relevant application.

Other Methods of Community Consultation

- 3.30 On request officers of the Council will attend public meetings to assist in the understanding of large or complex applications and the process used to consider applications for planning permission. It is not usually beneficial for officers to attend a public meeting where the development is to be discussed with the developer or his representatives.

3.31 Discussion with Officers before such events are arranged will enable the most appropriate type of meeting to be considered.

Enforcement

3.32 When development takes place without permission the Council has a range of enforcement powers available to it to establish whether a breach of planning control has taken place. The Council has produced a Local Enforcement Plan, which can be viewed on the Council's website.

3.33 The name and address of any complainant will be kept confidential; however representations on any subsequent planning application will be publicly available. The complainant will be informed of any enforcement notice, and will be advised of any appeal that is lodged against an enforcement notice.

Colin Griffiths

From: Colin Griffiths
Sent: 21 January 2021 16:50
To: 'Hughes, Martha'; 'jim.sullivan@hotmail.co.uk'
Cc: 'Skinner, Helen'
Subject: RE: Peel Hall Inquiry - healthcare evidence

Martha,

Many thank for this, please explain if this affects the LPA position in respect of the lawful nature of the continued S106 contribution request in these circumstances.

Clearly, I would appreciate your response before the CMC on Monday,

Many thanks,

Regards
Colin

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17 Imperial Square, Cheltenham, Glos., GL50 1QZ
United Kingdom

Skype name: colingriffiths1

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From: Hughes, Martha <Martha.Hughes@warrington.gov.uk>
Sent: 21 January 2021 11:10
To: Colin Griffiths <colin@satnam.co.uk>; 'jim.sullivan@hotmail.co.uk' <jim.sullivan@hotmail.co.uk>
Cc: Skinner, Helen <HELEN.SKINNER@planninginspectorate.gov.uk>
Subject: FW: Peel Hall Inquiry - healthcare evidence

Colin, Jim

Please see latest update from the CCG in relation to healthcare provision.

Kind regards

Martha Hughes
Principal Planning Officer

Development Management
East annexe
Town Hall
Sankey Street
Warrington WA1 1UH

01925 442 803

PLEASE NOTE I DO NOT WORK FRIDAYS

Warrington's Development Management service is now operating remotely and we have the technology and resources that we need to continue with our service delivery. We remain able to comment on pre-applications submissions, to validate and consider planning applications and to move the majority of applications to determination. However we will need to employ alternative operating procedures to deliver results due to the necessary introduction of restrictions on movement by Government. In some instances this may lead to delays. Where this is the case I will endeavour to liaise with you so that you are kept up to date with the situation. In the meantime you can continue to correspond with me electronically or, if the matter is urgent, call me on the number stated above if you would like to speak with me.



From: ARMSTRONG, Nicholas (NHS WARRINGTON CCG) [mailto:nicholas.armstrong@nhs.net]

Sent: 21 January 2021 09:58

To: Hughes, Martha <Martha.Hughes@warrington.gov.uk>

Subject: RE: Peel Hall Inquiry - healthcare evidence

I have been chasing both practices for an update since your initial email earlier this month. Fearnhead have provided a short statement today;

At present we are working to capacity and although the Practice has long term plans on extending the building we are presently in, due to the current situation this has been temporarily put on hold, although we will be contacting our current landlords to restart discussions hopefully this month. That said any changes will obviously take time and therefore any increase of list size will put extra pressure on our already stretched capacity which in turn could affect the services that we offer.

I haven't had anything back from Padgate MC, but before Christmas they had started to engage a 3rd Party Developer to look at the redevelopment of their practice. Hopefully they will come back to me with an update, although it is difficult getting responses as a lot of the GPs are engaged in the vaccination programme at the moment.

I will need to provide some form of update incorporating these from the practices as there is a change from the previous position as the practices are now going to do independent developments to increase capacity of their sites rather than a joint development.

Kind regards

Nick Armstrong

Chief of Information, Technology & Estates

NHS Halton CCG & NHS Warrington CCG

T: 01925 843636

M: 07904046267

E: nicholas.armstrong@nhs.net

W: www.warringtonccg.nhs.uk

Colin Griffiths

From: Colin Griffiths
Sent: 14 January 2021 13:45
To: 'Hughes, Martha'
Cc: 'jim.sullivan@hotmail.co.uk'
Subject: RE: Peel Hall, Healthcare Issues.

Martha,

Thanks for the update, what issues are there to speak on this topic on the CMC? As I see it the matters are for evidence rather than procedure.....or am I missing something?

Is Nick able to consider the points raised in the suggested draft SOCG at all?

We should be trying to narrow the issues here as much as possible, I would suggest a joint call, would that work?
Many thanks,

Regards
Colin

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From: Hughes, Martha <Martha.Hughes@warrington.gov.uk>
Sent: 14 January 2021 13:39
To: Colin Griffiths <colin@satnam.co.uk>
Cc: 'jim.sullivan@hotmail.co.uk' <jim.sullivan@hotmail.co.uk>
Subject: RE: Peel Hall, Healthcare Issues.

Colin

Nick Armstrong at the CCG has contacted the practices after Christmas to see if there is an updated position but as of yet I don't have any further information. I have suggested this is an item for the CMC agenda. I will send through any further information as and when I receive it.

Kind regards

Martha

Martha Hughes
Principal Planning Officer

Development Management
East annexe
Town Hall
Sankey Street

Warrington WA1 1UH

01925 442 803

PLEASE NOTE I DO NOT WORK FRIDAYS

Warrington's Development Management service is now operating remotely and we have the technology and resources that we need to continue with our service delivery. We remain able to comment on pre-applications submissions, to validate and consider planning applications and to move the majority of applications to determination. However we will need to employ alternative operating procedures to deliver results due to the necessary introduction of restrictions on movement by Government. In some instances this may lead to delays. Where this is the case I will endeavour to liaise with you so that you are kept up to date with the situation. In the meantime you can continue to correspond with me electronically or, if the matter is urgent, call me on the number stated above if you would like to speak with me.



From: Colin Griffiths [mailto:colin@satnam.co.uk]

Sent: 07 January 2021 11:31

To: Hughes, Martha <Martha.Hughes@warrington.gov.uk>

Cc: 'jim.sullivan@hotmail.co.uk' <jim.sullivan@hotmail.co.uk>

Subject: Peel Hall, Healthcare Issues.

Martha,

The Healthcare issue at Peel Hall remains outstanding, and the offer we made to engage when we sent you a draft of a SOCG on this topic for the September 2020 inquiry was rejected by yourselves.

I ask again if this topic can be focused on further prior to the commencement of the March Inquiry.

My rebuttal proof for the September Inquiry responds to the statement provided by Nick Armstrong appended to your proof. Are there further information/ comments arising from my rebuttal/ draft SOCG?

Clearly, we wish to avoid last minute evidence being produced on this topic by yourselves (leaving us with little or no time to respond). So, we request you address this topic now if there is further evidence to consider.

We reserve the right to draw this email to the attention of the Inspector in due course if late evidence is produced.

Many thanks,

Regards
Colin

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