

Alison Gough
Warrington Borough Council
New Town House
Buttermarket Street
Warrington
WA1 2NH

17th November 2021

Dear Alison

**RE: APPLICATION REF: REF: 2019/34799 - OUTLINE PLANNING APPLICATION SIX
56, LAND AT BRADLEY HALL FARM, GRAPPENHALL LANE - ENVIRONMENTAL
STATEMENT (ES) SECOND ADDENDUM**

Following the submission of the above outline planning application, a number of amendments have been made to the scheme to address comments received from Warrington Council and other consultees during the determination period (namely WBC Highway Officers, Highways England (HE) and their consultants Atkins, WBC Environmental Protection Officers, Historic England and WBC Conservation Officer and Ramboll landscape designers acting on behalf of WBC). These amendments were previously reflected in an ES Addendum submitted to the Council.

Further comments and consultee responses in respect of this ES Addendum, have been received from Ramboll landscape designers acting on behalf of WBC, some of which were related to the scale of some the proposed buildings.

Following this consultee response, the Applicant has given consideration to the comments and concerns pertaining to the scale and massing of proposed buildings and has agreed to reduce some of the building heights outlined in the building zones illustrated on the Building Heights Parameters Plan, which are the highest and most dominant features of the proposals.

A revised Heights Parameters Plan Drawing No. 16-194 PI 15 Rev H reduces the maximum building height in Zone B2 from 43.5m to ridge (40m clear internal height) to 30m to ridge (26.5m clear internal height), which relates to Plot 4 of the Illustrative Masterplan and Zone D1 and D2 from 24.5m to ridge (21m clear internal height) to 22m to ridge (18.5m clear internal height), which relates to Plots 2 and 3 of the Illustrative Masterplan.

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In view of these amendments, the Environmental Statement has been updated to reflect these changes with submission of a Second Addendum. The ES Part 1 has been updated as part of this Second Addendum, with an amended project description and description of development to incorporate the reduction in the building heights within certain building zones illustrated on the Building Heights Parameters Plan. A Second Addendum to the LVIA has also been prepared which considers this revision to the project description and re-assesses the landscape and visual impacts.

This Second Addendum should however be read in conjunction with the original ES submitted to WBC in April 2019 and First Addendum submitted in October 2021 as all the other technical papers (Ground Conditions and Contamination; Flood Risk and Drainage, Ecology and Nature Conservation, Socio-economic, Noise and Vibration, Air Quality, Cultural Heritage and Archaeology, Utilities, Energy, Waste and Agricultural Land and Soils) have not been amended or subject to change since the First Addendum and as such are not included within this Second Addendum, but still remain valid and still form part of the ES for the planning application.

This Second Addendum to the Environmental Statement is prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as Amended) and provides updates to certain chapters of the Part 1 and Part 2 Environmental Statement responding to comments raised by WBC and your Consultees during the statutory consultation process. Additional information is therefore put forward only in respect of matters where changes to the Environmental Statement have occurred or for clarification on matters raised.

The Second Addendum to the ES Part 1 report includes full details of the Addendum and its format at the front of the report and the LVIA ES Technical Paper Second Addendum and the Non-Technical Second Addendum contain a statement at the front of these reports to summarise the changes to the ES and the format of the Addendum.

The conclusions of the ES Addendum remain unchanged from that originally submitted and still demonstrate that there are no environmental reasons to withhold planning permission.

We confirm that we have not served a copy of the ES Addendum on any consultation body. We understand that, in accordance with the EIA Regulations Part 5 Section 16, the Local Planning Authority will be responsible for the consultation and advertising of the Addendum to this Environmental Impact Assessment (EIA) application. The Addendum relates only to those documents listed in the table under the following section (Planning Application Addendum Documents).

Given the update to the Building Heights Parameter Plan, a revised Parameters Plan document is also submitted in parallel with this ES Second Addendum to reflect these changes.

Given the passage of time since the original planning application was submitted, the Council Planning Officers have requested an update to the planning justification for the Application Proposals. We now submit alongside this ES Second Addendum a Replacement Planning Statement. To avoid confusion, the Replacement Planning Statement supersedes the original document, which no longer forms part of the Planning Application. The Replacement Planning Statement includes a detailed planning justification of the Proposed Development including its compliance with National Guidance and the Development Plan, and draws on supporting evidence contained in Appendix.

Planning Application / ES Addendum Documentation

The current planning application addendum package comprises the following plans and documents. Following the temporary amendments and publicity requirements in the 2017 EIA Regulations (as Amended on 14 May 2020), which allows environmental information to be advertised and made available for inspection online instead of physically, we will not be providing the statutory two hard copies of the ES.

Statutory National Requirements			
Submission Title	Ref no. / Dwg no. / Rev	Paper Size / Scale	Prepared by
Replacement Planning Statement (including appendices comprising Jones Lang LaSalle (JLL) Proof of Evidence in relation to need and demand for employment premises associated with the Parkside Colliery Called-In planning application and Model Logic Logistics Study Report)	P0-TP-SPA-RP-P4055-0020-C	A4	Spawforths
Illustrative Sections	Dwg No. I33-LYR-XX-XX-DWG-L-5001 Rev 8	1:2500	Layer
Parameters Plans Document comprising the following suite of plans: <ul style="list-style-type: none"> • Constraints Plan Dwg No. P003 Rev A • Development Cells Parameters Plan Dwg No: PI10 Rev G 	Rev H	A3	SGP

Statutory National Requirements			
Submission Title	Ref no. / Dwg no. / Rev	Paper Size / Scale	Prepared by
<ul style="list-style-type: none"> Disposition Parameters Plan Dwg No: P116 Rev I Height Parameters Plan Dwg No: P115 Rev H Green Infrastructure Parameters Plan Dwg No: P111 Rev I Access and Circulation Parameters Plan Dwg No: P113 Rev G Drainage Parameters Plan Dwg No: P117 Rev H Acoustic Parameters Plan Dwg No: P114 Rev L Heritage Parameters Plan Dwg No: P112 Rev G Demolition Parameters Plan Dwg No: P118 Rev E 			
Second Addendum to Environmental Statement: Part 1 Part 2 – Technical Paper: <ul style="list-style-type: none"> Landscape and Visual Impact 	Various	Main Report - A4 Appendices – various sizes	Various
Second Addendum to Environmental Statement: Non-Technical Summary	P0-TP-SPA-RP-P4055-0021-C	A4	Spawforths

Purchase of Documentation

We can confirm that subsequent full copies of the Environmental Statement Second Addendum documents are available from our Office and will be charged at the price £100 per copy to Members of the Public and non-essential consultees due to the size of the submission. Additional copies of the Non-Technical summary are available at a cost of £30.00 if requested. Electronic versions can also be made available on a CD at a cost of £10.00 per CD.

The planning application documentation has been prepared robustly and informed by a full professional consultant team and Langtree PP has undertaken extensive consultation with Warrington BC and Statutory Consultees.

We trust that the submitted information is clear and fully addresses the comments made during the planning application determination period. We look forward to hearing from you in due course, if however

you require any further information or clarification then please do not hesitate to contact me on the details below.

Yours sincerely

GAVIN WINTER BA (Hons) MA MRTPI
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Encl: ES addendum package

Cc: Josh Downes – Langtree PP

File Ref: P0-TP-SPA-LT-P3884-0025-A