

**Email from Head of Planning Strategy at Greater Manchester Combined Authority  
confirming agreement of principle of securing contributions towards mitigation measures  
at Holcroft Moss. (Original email from Warrington Borough Council provided overleaf)**

**From:** [Morgan, Anne](#)  
**To:** [Bell, Michael](#); [McDyre, Alex](#); [Taylor-Russell, Clare](#); [Derek Richardson](#)  
**Cc:** [Broomfield, Mark](#); [Patel, Rohan](#); [Usher, Kevin](#)  
**Subject:** RE: HRA meeting today  
**Date:** 18 October 2022 12:19:46  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Hi Michael,

We had a discussion with the 9 districts planning leads yesterday. The principle of securing contributions towards the Moss as set out in your email was agreed as was the '3 party' SoCG if we get to that point.

Many thanks,

Anne

Anne Morgan  
Head of Planning Strategy  
Greater Manchester Combined Authority

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This email was sent at a time & date convenient to the sender; I respect your working pattern and do not expect you to respond outside it.

**GMCA** GREATER MANCHESTER  
COMBINED AUTHORITY

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**From:** Bell, Michael

**Sent:** 10 October 2022 14:19

**To:** McDyre, Alex [REDACTED]; Morgan, Anne [REDACTED]; Taylor-Russell, Clare [REDACTED]; Derek Richardson [REDACTED]

**Cc:** Broomfield, Mark [REDACTED]; Patel, Rohan [REDACTED]; Riley, James (Basingstoke) [REDACTED]; Venfield, Helen [REDACTED]; Usher, Kevin [REDACTED]

**Subject:** RE: HRA meeting today

Dear Manchester colleagues

Further to our earlier discussion, below is the extract from our Environmental Protection Policy (ENV8) which triggers the 'soft mitigation' measures for Holcroft moss. We will need to propose a modification to this policy to also require a financial contribution towards the management plan for the moss.

*4. The main allocations (Policies MD1 to MD6) and the smaller settlement allocations, which line the M62 corridor (Policies OS1, OS2 and OS6) and all other new development that exceeds the thresholds for requiring a Transport Assessment, as specified in the Council's Transport SPD, will be required to consider air quality impacts on the Manchester Mosses Special Area of Conservation (SAC). Any proposals that would result in increased traffic flows on the M62 past the Manchester Mosses SAC of more than 100 vehicles per day or 20 Heavy Goods Vehicles (HGVs) per day must devise a scheme-specific range of measures to reduce reliance on cars, reduce trip generation and promote ultra-low emission vehicles.*

The site allocations referenced in ENV8 are:

- MD1 Warrington Waterfront - 1,335 homes (1,070 in plan period)
- MD2 South East Warrington Urban Extension - 4,200 homes (2,400 in plan period)
- MD3 Fiddlers Ferry - 101ha of employment land and 1,760 homes (1,310 in plan period)
- MD4 Peel Hall – 1,200 homes
- MD5 Thelwall Heys – 310 homes
- MD6 South East Warrington Employment Location – 137 ha employment land
- OS1 Croft - 75 homes
- OS2 Culcheth - 200 homes
- OD6 Winwick - 130 homes

Our threshold for a TA is 80 dwellings / 2,500 sq.m office / 4,000 sq.m B2 / 5,000 sq.m. B8 / 800 sq.m, food retail – full list in appendix C of our Parking Standards SPD

[Standards for Parking in New Development \(warrington.gov.uk\)](http://warrington.gov.uk)

In our Matters Statements for the site allocations, we included the following text, but following agreement with NE, I don't think we need to include any reference to project level HRA, but we will need to confirm a contribution is required:

*The Council is therefore proposing a modification to the Plan, and specifically a modification to Part 40 of Policy MD2, which will require a project level HRA to be undertaken and, if required, provide a financial contribution towards appropriate mitigation measures. The mechanism for establishing any required contribution from individual developments and how this will be used to undertake the mitigation could then be set out in an SPD and therefore an addition to the supporting text will need to be made referring to this.*

At this stage we just need you to confirm the principle of securing a contribution in line with section 4a of the WBC/NE meeting notes.

We can then have a more detailed conversation on what constitutes qualifying development, the wording of the modification, how we can establish what the contribution should be and whether we need to reference an SPD (We were thinking an update to our Planning Obligations SPD). We are happy to lead on this and come back to you with some more detailed proposals.

Michael