



Michael Bell
Planning Policy and Programmes
Manager
Warrington Borough Council

Our Ref:

PINS/M0655/429/2

Date:

3 February 2023

Dear Mr Bell,

Examination of the Warrington Local Plan – Main modifications

1. Further to our letter of 16 December 2022 and your response of 22 December 2022, we are now able to provide the Council with an outline of the main modifications required to make the Local Plan sound. These are set out in the attached document. The document also provides guidance as to the format of the main modifications schedule.
2. You will note that having given the matter further detailed consideration, we have concluded that it is appropriate to identify the Peel Hall site as a commitment rather than a new site allocation. This reflects the fact that it benefits from outline planning permission and our view that this, along with the range of other Local Plan policies, will be sufficient to guide and control future applications and development on the site. You will also note that we have left it open as to whether specific main modifications to relevant site allocation policies are required to address the issue of air quality impacts on the Manchester Mosses SAC given that Policy ENV8 (Part 4) will need to be modified. We would appreciate your particular view on that. It would also be helpful if you could look carefully through the submitted Local Plan and identify any other consequential main modifications that you consider would be necessary.
3. We would be grateful if you could now prepare a schedule of main modifications based on the attached document. Once we have agreed the schedule, it can be published for consultation for a period of at least six weeks. The main modifications will also need to be subject to sustainability appraisal and where necessary Habitats Regulations Assessment.
4. In some cases the main modifications would lead to consequential changes to the submitted Policies Map. Whilst such changes are not main modifications in themselves, they should be published alongside the main modifications schedule for information.
5. We are not seeking comments from the Council on the merits or justification for the main modifications. If you have queries regarding the details of main modifications required, we are happy to address these via the Programme Officer.

6. Likewise we are not seeking comments from other parties on the outline of the main modifications. There will be full opportunity to comment on the actual main modifications when they are published in due course.
7. A copy of this letter should be placed on the examination webpage as soon as possible. We look forward to your continued co-operation in progressing the examination.

Yours sincerely,

Andrea Mageean and Kevin Ward

INSPECTORS