

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

16th October 2020

Dear Alison

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

In summary, further clarification and information has been provided in line with requests by HE and WBC Highway's Officer relating to the design of the mitigation and the WMMTM traffic model.

WBC Environmental Protection expressed concerns with exposure to high noise levels that may be experienced at existing properties on Cartridge Lane and sensitive receptors within the site comprising Bradley Hall Cottages and Bradley View to potentially unacceptably high noise levels, even with mitigation in place, based on the worst case estimates of the proposals as illustrated on the submitted masterplan and parameters plans.

Landscape Consultants Ramboll's acting on behalf of the Council also recommended further supplementary information, including an assessment of potential effects on the visual amenity of properties in the vicinity, in order to provide greater transparency to the LVIA and its findings and to aid WBC in its determination of the application.

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Consequently, the Illustrative Masterplan and Parameters Plans contained in the Parameters Plan Document have evolved to address comments raised by these key consultees to reduce the noise impacts on sensitive receptors within the site with realignment of estate roads, landscaped bunds and other amendments including details of the highway access into the Site with minor changes to the location of the first roundabout into the site from the east to reflect the alignment of the estate road into the site.

Further assessments have also been undertaken in respect of noise and vibration and landscape and visual impacts and cultural heritage.

These changes and amendments have resulted in an Addendum to the Environmental Statement originally submitted to Warrington Borough Council (WBC) in April 2019.

This 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 Addendum format is that of an update to the original Environmental Statement submitted with the planning application in April 2019 and the ES should be read as a whole. The Addendum to the ES Part 1 report includes full details of the Addendum and its format at the front of the report and each ES Technical Paper Addendum and the Non-Technical 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).

Planning Application / ES Addendum Documentation

The current planning application addendum package comprises the following plans and documents. Two CDs are also enclosed containing full copies of the Addendum to the Environmental Statement. 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. Nevertheless, we have agreed to provide one hard copy for use by Officers. This will be submitted under a separate cover.

In addition to revised plans and the Addendum to the Environmental Statement (including its supporting appendices), we have also enclose a copy of a Biodiversity Net Gain Assessment requested by GMEU which confirms the proposals demonstrate an overall net gain in biodiversity on site for area habitats of 10.49% and for hedgerows (and other linear habitats) of 6.55% which complies with the NPPF and GMEU's request for 'no net loss', along with compliance of draft Local Policy DC4.

At the request of the Council we have also undertaken a Whole Life-Cycle Carbon Assessment (WLCA) of the Six 56 Application Proposals. Whole life-cycle carbon emissions are the total greenhouse gas emissions arising from a development over its lifetime.

This Assessment is submitted as a standalone document and has regard to the recent update to the Climate Change Act which requires that the minimum percentage by which the net UK carbon account for the year 2050 must be lower than the 1990 baseline is increased from 80% to 100% and the requirements of the National Planning Policy Framework (NPPF). Section 14 of the NPPF: 'Meeting the challenge of climate change, flooding and coastal change', calls for projects to take a proactive approach to climate change mitigation and adaptation. Paragraph 150b states that a new development should be planned for in ways that;

- Can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the government's policy for national technical standards.

The Assessment reviews the potential carbon footprint of the Six 56 Application proposals submitted in outline form and makes recommendations on carbon reduction options which could be carried out at detailed design stage.

Statutory National Requirements			
Submission Title	Ref no. / Dwg no. / Rev	Paper Size / Scale	Prepared by
Updated Illustrative Masterplan	Dwg No. 16-184-F013 001 Rev AG	1:1250@A1	SGP
Earthworks Cut and Fill Analysis	Dwg No. CLXX(52)4001 Rev P4	1:2500	Cundall
Proposed Finish Levels Including Mounds	Dwg No. CLXX(52)4002 Rev P4	1:2500	Cundall
Landscape General Arrangement	Dwg No. 133-LYR-XX-XX-DWG-L-1000 Rev 7	1:2500	Layer
Illustrative Sections	Dwg No. 133-LYR-XX-XX-DWG-L-5001 Rev 6	1:2500	Layer
Bund Sections to Show Noise Mitigation 01	Dwg No. 133-LYR-XX-XX-DWG-L-5002 Rev 2	1:250 @ A1	Layer
Bund Sections to Show Noise Mitigation 02	Dwg No. 133-LYR-XX-XX-DWG-L-5003 Rev 1	1:250 @ A1	Layer
Bund Sections to Show Noise Mitigation 03	Dwg No. 133-LYR-XX-XX-DWG-L-5004 Rev 1	1:250 @ A1	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: PI 10 Rev G • Disposition Parameters Plan Dwg No: PI 16 Rev I • Height Parameters Plan Dwg No: PI 15 Rev G • Green Infrastructure Parameters Plan Dwg No: PI 11 Rev I • Access and Circulation Parameters Plan Dwg No: PI 13 Rev G • Drainage Parameters Plan Dwg No: PI 17 Rev H • Acoustic Parameters Plan Dwg No: PI 14 Rev L • Heritage Parameters Plan Dwg No: PI 12 Rev G • Demolition Parameters Plan Dwg No: PI 18 Rev E 	Rev G	All at 1:2500 @ A1	SGP
Means of Access Plans – <ul style="list-style-type: none"> • Eastern Site Access • Western Site Access 	<ul style="list-style-type: none"> • Dwg No. 64076-CUR-00-XX-DR-TP-75001-P02 	1:20,000 1:20,000	Curtins Curtins

Statutory National Requirements			
Submission Title	Ref no. / Dwg no. / Rev	Paper Size / Scale	Prepared by
<ul style="list-style-type: none"> M6 J20 and Cliff Lane Mitigation Works 	<ul style="list-style-type: none"> Dwg No. 64076-CUR-00-XX-DR-TP-75002-P02 	1:1000	Curtins
<ul style="list-style-type: none"> Pedestrian Cycle Improvements 	<ul style="list-style-type: none"> Dwg No. 64076-CUR-00-XX-DR-TP-75011-P03 Dwg No. 64076-CUR-00-XX-DR-TP-75011-P03 	1:1,500	Curtins
Biodiversity Net Gain Summary Statement	I0682_R04b_	A4	Tyler Grange
Whole Life Carbon Assessment (WLCA)	I015524-RPT-SY-001 Rev B	A4	Cundall
Addendum to Environmental Statement: Part One	Rev C October 2020 (Main Report) Various Appendices including updated Lighting Impact Assessment (Appendix 16)	Main Report – A4 Appendices – Various sizes	Spawforths
Addendum to Environmental Statement: Part 2 – Technical Papers: <ul style="list-style-type: none"> Traffic and Transportation Water Quality and Drainage Landscape and Visual Impact Ecology and Nature Conservation Socio Economic Noise and Vibration Cultural Heritage 	Various	Main Report - A4 Appendices – various sizes	Various
Addendum to Environmental Statement: Non-Technical Summary	P0-TP-SPA-RP-P4055-0021-B	A4	Spawforths

Purchase of Documentation

We can confirm that subsequent full copies of the Environmental Statement Addendum are available from our Office and will be charged at the price £400 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
Senior Associate: Chartered Town Planner
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Encl: ES addendum package (CD x 2)

Cc: John Downes – Langtree PP

File Ref: P0-TP-SPA-LT-P3884-0019-A