

Date: 11 May 2023
Our ref: 431763
Your ref: **APP/M0655/V/22/3311877**



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BY EMAIL ONLY

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Dear Alison Dyson,

Land at Bradley Hall Farm, Grappenhall Lane, Warrington, WA4 4SL

DESCRIPTION: The construction of up to 287,909m² (3,099,025ft²) (gross internal) of employment floorspace (Use Class B8 and B1(a) offices) including change of use of Bradley Hall Farmhouse to B1 (a) office use (335m² (3,600ft²)) and associated servicing and infrastructure including car parking and vehicle and pedestrian circulation, alteration of existing access road into site including works to the M6 J20 dumbbell roundabouts and realignment of the existing A50 junction, noise mitigation, earthworks to create development platforms and bunds, landscaping including buffers, creation of drainage features, electrical substation, pumping station, and ecological works.

Thank you for your email in relation to the above proposal that was received by Natural England on 28 April 2023.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England advise that we did not explicitly consider potential in-combination effects on Holcroft Moss SSSI (Manchester Mosses SAC) as a result of increased vehicles on the motorway network as part of our consultation response dated 11 June 2019 from Camilla Davidge.

We agree that an impact pathway is present, but we cannot comment on whether we consider potential impacts to be *de minimis* without reviewing a detailed Appropriate Assessment and/or relevant air quality modelling results.

Natural England realise that it can be difficult to assess in-combination air quality impacts associated with increased traffic at the application stage, so where possible, we work with Local Authorities and advise them to approach the issue strategically at the Local Plan level.

We have been working closely with Warrington Borough Council as their Local Plan recently progressed through the Examination stage and we wish to highlight that potential in-combination effects on Manchester Mosses SAC (Holcroft Moss SSSI) were identified in the Local Plan Habitats Regulations Assessment (HRA). We understand that this proposal would have been considered to be part of Policy MD6 – The South East Warrington Employment Area (in the updated proposed submission version of the Local Plan) and note that point 20 of the policy states that “Development within the allocation site will be required to mitigate air quality impacts on the Manchester Mosses SAC in accordance with Policy ENV8 (Part 4).” However, it is understood from the Modification schedule that this allocation is due to be removed from the Local Plan. Irrespective of this, Part 4 of Policy ENV8 sets out the thresholds for developments that will be required to deliver to air quality mitigation.

Natural England are satisfied that potential in-combination impacts to Holcroft Moss are being addressed strategically in Warrington as the Local Plan comes forward and we continue to work with them closely as they prepare a Supplementary Planning Document that will set out the specific requirements of the mitigation proposal, as recommended in the Local Plan HRA.

We trust that you find this information useful, please do not hesitate to contact me with any further queries. Please send your correspondences to consultations@naturalengland.org.uk marked for my attention.

Yours sincerely

Janet Baguley
Senior Adviser Sustainable Development
Cheshire to Lancashire Team