



Six56 – Land At Bradley Hall Farm
Grappenhall Lane, Grappenhall, Warrington
WBC Ref: 2019/34799

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Proof of Evidence of Elizabeth Seal, Ecology Addendum

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The conclusions and recommendations contained in this document are based upon information gathered by TEP and provided by third parties. Information provided by third parties and referred to herein has not been independently verified by TEP, unless otherwise expressly stated in the document.

Nothing in this report constitutes legal opinion. If legal opinion is required, the advice of a qualified legal professional should be secured.

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1.0 Introduction

- 1.1 In April 2023 I prepared a Proof of Evidence on behalf of Langtree Property Partners LLP (hereafter referred to as “Langtree”) in respect of ecology matters associated with the called-in planning application for land to the west of Junction 20 of the M6 motorway and junction 9 of the M56 motorway and to the south of Grappenhall Lane and Cliff Lane, Grappenhall, Warrington (hereafter referred to as “Six 56”).
- 1.2 The Inquiry first sat in May 2023 but was adjourned to October 2023 following a request from the Inspector for the applicant to produce a Shadow Habitats Regulations Assessment (HRA). TEP was commissioned by Langtree to produce the Shadow HRA which was submitted to the Planning Inspectorate in July 2023 (ID32) and includes a Transport Emissions Assessment by Royal Haskoning DHV and Air Quality Traffic Flow advice by Curtins at Annexes B and C respectively.
- 1.3 This document provides an update to the Ecology Proof of Evidence (CD6.6) in light of the Shadow HRA.
- 1.4 The ecology baseline position remains as I stated in my original proof.

2.0 Update to Ecology Proof of Evidence

2.1 This addendum supplements the text found in the Ecology Proof of Evidence:

- Section 4, paragraph 4.2;
- Section 5, paragraphs 5.3 and 5.4;
- Section 6, Table 2, 3rd row; and
- Appendix A - Summary Proof, paragraph A.4.

Section 4 – supplementary information

2.2 **Additional bullet point:** “A Shadow Habitats Regulation Assessment (HRA) was completed in July 2023 (ID32).”

Section 5 – supplementary information

2.3 **Additional paragraphs after 5.4:** “A Shadow HRA for Six 56 was completed in July 2023 (ID32). The scope of the HRA and approach to the cumulative assessment was discussed and agreed with Natural England. The Shadow HRA identified air pollution during operation of the development as the only potential impact pathway likely to have a significant effect on national sites network sites. Thus an assessment of changes in air quality was carried forward to Appropriate Assessment stage and the Holcroft Moss SSSI component of the Manchester Mosses SAC as the only designation needing consideration. Holcroft Moss’s qualifying feature is its degraded but recovering raised bog habitat.

The shadow HRA considered the traffic-related air pollution contribution of Six 56, background traffic growth, taking account of developments proposed in the draft WBC Local Plan and draft Greater Manchester Local Plan. It took a conservative approach to the assessment of potential air quality impacts on Manchester Mosses SAC and concluded no adverse effects arising from Six 56 alone and, taking account of mitigation, no in-combination effects. Natural England have reviewed the completed Shadow HRA and have confirmed in writing that they are satisfied with the conclusions (ID33).”

Section 6 – supplementary information

2.4 **Additional text in 3rd row:** “A Shadow HRA has been completed by the applicant (ID32) which concluded no adverse effects on Manchester Mosses SAC and Natural England have confirmed they are satisfied with the conclusions (ID33).”

Appendix A – supplementary information

- 2.5 **Additional text in paragraph A.4:** “A Shadow HRA has been completed by the applicant (ID32) which concluded no adverse effects on any designation alone or in-combination and Natural England are satisfied with these conclusions (ID33).”

3.0 Summary

- 3.1 The conclusions in my Ecology Proof (CD6.6) regarding impacts on the national sites network relied in part upon the Warrington Borough Council Local Plan HRA (CD4.84 and CD4.85). This HRA included the Six 56 proposals as a contributing development and also considered cumulative impacts from the draft Greater Manchester Local Plan.
- 3.2 My Ecology Proof is updated by the Six 56 Shadow HRA (ID32). However, none of the conclusions previously reported in the Proof have changed. The proposed development would have no adverse effect on the national sites network. This conclusion is supported by Natural England (ID33).
- 3.3 All other conclusions in my original proof also remain unchanged.

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