

**From:** Baguley, Janet <Janet.Baguley@naturalengland.org.uk>  
**Sent:** 04 September 2023 14:58  
**To:** Gough, Alison  
**Subject:** RE: APP/M0655/V/22/3311877 Land at Bradley Hall Farm, Grappenhall Lane, Warrington, WA4 4SL

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Hi Alison,

If the Local Plan is adopted and there is a mechanism in place to collect contributions then I think it would be necessary for this application to contribute. Not sure if that is helpful? I don't know what timings are involved with determining this application.

Let me know if you need anything further.

Kind regards

Janet Baguley  
Senior Adviser Sustainable Development – Greater Manchester & Merseyside;  
Cheshire, Greater Manchester, Merseyside & Lancashire Area  
Natural England  
2nd floor, Arndale House, Manchester Arndale  
Manchester, M4 3AQ  
Landline: 02080261845

My working days are Monday – Thursday  
[www.gov.uk/natural-england](http://www.gov.uk/natural-england)



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**From:** Gough, Alison <alison.gough@warrington.gov.uk>  
**Sent:** 21 August 2023 15:04  
**To:** Baguley, Janet <Janet.Baguley@naturalengland.org.uk>  
**Subject:** RE: APP/M0655/V/22/3311877 Land at Bradley Hall Farm, Grappenhall Lane, Warrington, WA4 4SL

You don't often get email from [alison.gough@warrington.gov.uk](mailto:alison.gough@warrington.gov.uk). [Learn why this is important](#)

Dear Janet

Further to your email below, I'd be grateful if you could provide some clarification on the situation in order to assist the Inspector and the public inquiry process which is due to re-commence at the beginning of October.

The applicant's shadow HRA conclusions seem to suggest that if the application is determined before the Local Plan is adopted, they would not make a contribution towards Holcroft Moss restoration measures. They also say that if

the application is determined after the Local Plan is adopted, it would be tested against Policy ENV8, which requires certain types of development to make a proportionate contribution towards restoration measures at the moss, although they say that the SAC Habitat Mitigation Plan referred to in the policy hasn't been developed so there is currently no mechanism to calculate a contribution from the development. As you're aware, we're currently developing the mechanism for contributions towards the moss and, subject to receipt of the Local Plan Inspectors' final report, we anticipate being in a position to adopt the new Local Plan this calendar year. In view of this information, can you clarify whether a contribution towards restoration measures at the moss is required in order to mitigate the impacts of the development and make it acceptable.

Many thanks

Alison

Alison Gough  
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**Please note that my working days are Monday, Tuesday and Wednesday**

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**From:** Baguley, Janet <[Janet.Baguley@naturalengland.org.uk](mailto:Janet.Baguley@naturalengland.org.uk)>  
**Sent:** Tuesday, August 1, 2023 9:29 AM  
**To:** Dyson, Alison <[ALISON.DYSON@planninginspectorate.gov.uk](mailto:ALISON.DYSON@planninginspectorate.gov.uk)>  
**Cc:** [lizseal@tep.uk.com](mailto:lizseal@tep.uk.com)  
**Subject:** APP/M0655/V/22/3311877 Land at Bradley Hall Farm, Grappenhall Lane, Warrington, WA4 4SL

Dear Alison Dyson,

I am writing to confirm that Natural England have reviewed the attached HRA and are satisfied with the conclusions made with respect to air quality impacts to Manchester Mosses SAC.

Kind regards

Janet Baguley  
Senior Adviser Sustainable Development – Greater Manchester & Merseyside;  
Cheshire, Greater Manchester, Merseyside & Lancashire Area  
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2nd floor, Arndale House, Manchester Arndale  
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