

From: Skinner, Helen <HELEN.SKINNER@planninginspectorate.gov.uk> on behalf of Dyson, Alison <ALISON.DYSON@planninginspectorate.gov.uk>
Sent: 08 January 2024 14:47
To: Andrew Piatt; devcontrol; john@grovestownplanning.uk
Cc: Kay Prendergast; Gough, Alison; Dyson, Alison
Subject: FW: PINS Ref: APP/M0655/V/22/3311877 Land at Grappenhall Lane, Warrington (Six:56)

Good afternoon,

Please see the submission below – the Inspector will seek the parties' views tomorrow on whether it should be admitted.

Kind regards

Helen

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The Planning Inspectorate

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From: Jervis, Councillor Mark <cllrmark.jervis@warrington.gov.uk>
Sent: 08 January 2024 12:38
To: Dyson, Alison <ALISON.DYSON@planninginspectorate.gov.uk>
Subject: PINS Ref: APP/M0655/V/22/3311877 Land at Grappenhall Lane, Warrington (Six:56)

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Please find attached a new representation in relation to **APP/M0655/V/22/3311877**.

Mark Jervis
Borough Councillor, Appleton
Appleton Parish Councillor

Dear Sir

Ref: APP/M0655/V/22/3311877

I am writing this late note having recently reviewed ID54 Council's Position Statement December 2023.

I respectfully request that you allow this submission as I believe that material facts are missing from this Position Statement.

In so doing I have 3 hats:

1. Warrington Borough Councillor for Appleton Ward since May 2021
2. Appleton Parish Councillor since May 2021

3. Resident of Appleton for the last 35 years.

In ID54, the Council states, inter alia, that its current position is “consistent” with the resolution of its Development Management Committee dated 1 February 2023. The Statement continues that “...the Council’s position therefore remains that it does not produce evidence in support of or in opposition to the inquiry...”.

I am a Member of the Development Management Committee and attended on 1 February 2023.

The newly adopted Local Plan (“Local Plan 2023”) was approved by Full Council at its meeting on 4 December. 2023. This included approval of the following recommendation at Para 12.1 (i) of the Officer Report:

“Approve the Main Modifications to the Local Plan proposed by independent Inspectors, as set out in Appendix 1 to this report, for incorporation into the Final Version of this report.”

The modifications so approved reduced the Employment land requirement from 316.28 Hectares to 168 Hectares and deleted the whole South East Warrington Employment Area (SEWEA) (136.92ha Gross) on which the current application would have sat as a major part thereof. Furthermore, the modifications approved by Full Council deleted the following sentence which had been in the text of the draft Local Plan:

“Similarly, if Warrington is to provide sufficient employment land to meet its future needs then this can only be achieved with the release of Green Belt Land”

In so approving these changes on 4 December 2023, Full Council gave effect to the Local Plan Inspectors’ conclusion in Paragraph 185 of their report dated 23 October 2023 on the Examination of the Warrington Local Plan, namely:

“There is no strategic need for the SEWEA allocation in terms of the need for employment land or the range and type of employment land that would be available. It would result in a significant encroachment into the countryside, undermining one of the purposes of the Green Belt and would cause severe harm to the openness of the Green Belt. It would also have a significant adverse effect on the character and appearance of the area. Whilst there would be economic benefits as a result of the allocation, these do not outweigh the above concerns. Exceptional circumstances to alter the Green Belt do not exist. The SEWEA is not justified, nor is it consistent with national policy. Main modification MM024 would delete Policy MD6 and the associated reasoned justification and is necessary to address these concerns.”

Following a 5-7 year Local Plan process including an 2022 Examination in Public and a further of Examination in Public of Employment Land demand in July 2023, the Planning Inspectorate/Local Plan Inspectors clearly concluded that Employment land requirements of the whole SEWEA were not required and in terms of planning balance, exceptional circumstances to release the Green Belt “do not exist”.

Therefore, it is important to record that the Council’s position has developed from that set out in the 1 February 2023 Development Management Committee resolution. By approving recommendation 12.1 of the Local Plan Officer report on 4 December 2023, Full Council has clearly endorsed the Main Modifications relating to deletion of the SEWEA. This is a material change in the Council’s position on matters entirely relevant to this application.

Furthermore, this change in the Council’s position was just one month ago following a 5-7 year debate on the content of the now adopted Local Plan 2023.

As an elected representative, I would respectfully note that many residents are at a loss to understand how matters so recently resolved in Full Council approval of the Local Plan can be opened up again when Planning Inspectors have so recently opined on such closely related employment land and planning balance issues.

Whilst I fully accept that due process is being followed in this Inquiry, I would suggest that it would not appear to be entirely reasonable to “the man on the Clapham omnibus” to be reopening matters so recently settled with the Council approval of Local Plan 2023 just one month ago.

Regards

Mark Jervis
Borough Councillor, Appleton
Appleton Parish Councillor

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