

Our Ref: 274SBCGWARR

Mr Mark Boulton  
The Planning Inspectorate  
3/02 Kite Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

31 January 2018

Dear Sirs

**Re: Town and Country Planning (Environmental Impact Assessment) regulations 2017:**

**Appeal by Satnam Millennium Ltd, Land at Peel Hall, Warrington.**

**APP/M0655/W/17/3178530**

Further to your letter of 2<sup>nd</sup> November 2017 we herewith submit an Environmental Statement Addendum to the original Environmental Statement submitted with this application / appeal.

This Environmental Statement Addendum serves to up-date where necessary, due to the passage of time, information contained within the original Environmental Statement, particularly with regard to planning policy, highways, ecology and nature conservation. This addendum also addresses the Regulation 22 request letter dated 2<sup>nd</sup> November 2017 issued by the Planning Inspectorate. The additional information requested by the Planning Inspectorate can be found in relevant chapters of this addendum.

An alternative road layout has been considered as part of this addendum. An assessment of this layout can be found in Part 2 – Option B Addendum. A separate Parameters Plan for this layout can be found under Appendix APP 6B.

The purpose of this addendum is therefore two-fold:

1. To ensure the updated survey information are fully considered, and consulted as part of the EIA process; and,
2. To respond to comments relating to the findings of the original Environmental Statement.

For reference, this Environmental Statement Assessment should be read alongside the Environmental Statement dated July 2016 submitted with the application, together with its associated Technical Appendices.

Each EIA topic has been given a separate chapter in this Environmental Statement Assessment. However, in some instances it is not necessary to provide any additional information and in these cases the reader is directed to the original Environmental Statement dated July 2016. The numbering of sections and paragraphs within this addendum follows that contained within the submitted Environmental Statement and text should be read in conjunction with it. Where there is no change to sections / paragraphs set out within the Environmental Statement, this will be referenced in the text without repetition. Where changes or supplementary information are made or provided, then new text will replace that within the Environmental Statement.

This Environmental Statement Addendum consists of four parts;

### **Part 1 – Environmental Statement Addendum**

This section of the addendum in summary comprises of the following:

- Description of the Proposals
- Planning Policy and Designations
- Assessment of Impacts
- Identification of Mitigation
- Mitigation Proposals
- Identification of Residual Impacts
- Assessment of Cumulative Impacts
- Appendices

### **Part 2 – Environmental Statement Option B Addendum**

This section covers the same topics with an alternative Option B road layout: If different in content the topic area is replaced in part or whole, otherwise it should be read as for Option A.

### **Part 3 – General Conclusions**

This section provides a revised set of impact tables along with overall conclusions.

### **Non Technical Summary**

This is a summary of results of the Environmental Statement in non-technical language.

## Publicity

The Appellants will publicise this Addendum (alongside the original Environmental Statement) as follows,

1. Public Notice in the Warrington Guardian newspaper 8<sup>th</sup> February 2018
2. Leaflet drop to local households 8<sup>th</sup> February 2018.
3. Public copies of the original Environmental Statement and Environmental Statement Addendum in Warrington Borough Council Contact Centre from 8<sup>th</sup> February 2018.
4. Web link created to view the original Environmental Statement and the Addendum Environmental Statement will be available from 8<sup>th</sup> February 2018.
5. The Council have confirmed they will consult with statutory and main consultees on the Environmental Statement Addendum. Additional copies of the Environmental Statement Addendum are being sent to the council for this purpose.

Yours faithfully

Colin Griffiths BA (Hons) MRTPI  
Managing Director  
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cc **Mike Davies, Warrington Borough Council**  
**Mr David Price, The Planning Inspectorate,**  
**3D, Temple Quay House, 2 The Square, Bristol BS1 6PN**