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Planning Case Work Unit

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[Please personalise and amend/add your own concerns as you see fit e.g. traffic, noise, air quality etc]

Request for Call-in for Parkside Planning Applications

Dear Karen,

I am writing to you to request that the Parkside Link Road (PLR) and Parkside Phase 1 applications are called-in on the grounds set out below. The table below summarises planning applications in question.

Planning Application ID	Applicant	Planning Authority	Description	Status
P/2018/0048/OUP	Parkside Regeneration LLP	St Helens	Parkside Phase 1	Open
2018/32247	Parkside Regeneration LLP	Warrington	Parkside Phase 1	Closed (Rejected)
P/2018/0249/FUL	St Helens Council	St Helens	Parkside Link Road (PLR)	Open
2018/32514	St Helens Council	Warrington	Parkside Link Road (PLR)	Open
2019/34719	St Helens Council	Warrington	Parkside Link Road (PLR)	Open

Summary of Considerations for Your Review

1. Significant reduction in the scale, viability and/or capability for the site to be used as a rail freight terminal. Previous UK government guidance has been to protect the entire site and avoid development that would prejudice use as a freight terminal (as specified in the North West Regional Spatial Strategy 2008 and Secretary of State direction in the Planning Inquiry GO Ref: PNW/5093/219/28).
2. Lack of compliance with the conditions set out in policy CAS 3.2 in the St Helens currently adopted core strategy including inappropriate development in Green Belt.
3. Inadequate traffic assessments. Both Wigan and Warrington boroughs border the site and the road network spans the boroughs including national trunk roads including the A580 East/West primary route, M6 and M62. Wigan have objected to the proposals siting significant concerns over traffic impacts. Warrington have *proposed* their own constraints over the traffic situation and previously objected to the Phase 1 application when submitted to them.
4. Inadequate air quality assessments impacting existing AQMA. There is strong evidence available to show that government recommended assessment methodology has not been followed correctly.
5. Multiple changes and additions to the original environmental statement (running to thousands of pages since the start of the year 2019). A clear concise view of what is proposed is not available. The latest additional TA reports were only posted on planning portal on 25/11 only 3 weeks before planning committee on 17/12. The Council have not allowed enough time to review & comment on the additions.
6. St Helens Council are the applicant and the planning authority¹ i.e. the Council are marking their own homework, high risk of bias, inadequate assessment and erroneous decisions.

In summary the PLR and Phase 1 applications conflict with national policies on important matters, could have significant effects beyond their immediate locality, and give rise to substantial cross-boundary or national controversy. For these reasons I/we request that you consider the applications be called in.

Yours Sincerely, <signature>

¹ Parkside Regeneration LLP are the applicant for the Phase 1 planning application. Parkside Regeneration LLP are a joint venture between Langtree Developments Ltd. and St Helens Council. SHC have previously loaned Langtree several million pounds to fund acquisition of land and develop the planning application itself.