

STATEMENT OF COMMON GROUND

on

PLANNING MATTERS

for

OMEGA ZONE 8, ST HELENS (“OMEGA WEST”)

between

OMEGA ST HELENS LTD / T.J. MORRIS LTD

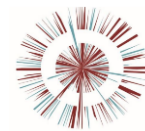
and

ST. HELENS COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 77

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015**

TOWN AND COUNTRY PLANNING (INQUIRIES PROCEDURE) (ENGLAND) RULES 2000



LOCAL PLANNING AUTHORITY REF: P/2020/0061/HYBR

SECRETARY OF STATE REF: PCU/CONS/H4315/3252458

PLANNING INSPECTORATE REF: APP/H4315/V/20/3265899

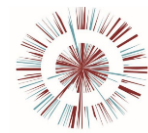
SITE:

**LAND TO THE WEST OF OMEGA SOUTH & SOUTH OF THE M62' BOLD' ST HELENS,
MERSEYSIDE**

DESCRIPTION OF DEVELOPMENT:

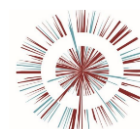
**HYBRID PLANNING APPLICATION FOR THE FOLLOWING DEVELOPMENT (MAJOR
DEVELOPMENT):**

- (i) FULL PLANNING PERMISSION FOR THE ERECTION OF A B8 LOGISTICS WAREHOUSE, WITH ANCILLARY OFFICES, ASSOCIATED CAR PARKING, INFRASTRUCTURE AND LANDSCAPING; AND**
- (ii) OUTLINE PLANNING PERMISSION FOR MANUFACTURING (B2) AND LOGISTICS (B8) DEVELOPMENT WITH ANCILLARY OFFICES AND ASSOCIATED ACCESS INFRASTRUCTURE WORKS (DETAILED MATTERS OF APPEARANCE, LANDSCAPING, LAYOUT AND SCALE ARE RESERVED FOR SUBSEQUENT APPROVAL)**



1. Introduction

- 1.1 This Statement of Common Ground ('SoCG') has been prepared in respect of the Omega Zone 8, St Helens application (the 'Application') (referred to in the documents as 'Omega West' or 'the Application Site').
- 1.2 The Application seeks hybrid planning permission for a major logistics-led development on land designated Green Belt. Whilst the whole of the Application Site falls within administrative boundary of St Helens Borough Council ('SHBC'), it adjoins the established Omega employment area, which falls within the administrative boundary of Warrington Borough Council ('WBC').
- 1.3 The emerging SHBC Submission Draft Local Plan proposes to remove part of the Application Site from the Green Belt and allocate it as a strategic employment site to meet part of an identified need. The detailed element of the hybrid Application is contracted (subject to planning) to be occupied by TJ Morris ('TJM') trading as Home Bargains ('HB').
- 1.4 The Application was validated by SHBC on 22 January 2020. SHBC resolved to grant planning permission, subject to conditions and a Section 106 ('S106') Agreement at the SHBC Planning Committee meeting on 27 October 2020. The Application was "called-in" by the Secretary of State ('SoS') on 18 December 2020.
- 1.5 This Planning Matters SoCG has been prepared between St Helens Council ('the Council') and Omega St Helens Ltd / T.J. Morris Ltd ('the Applicants') to clearly identify areas of agreement and disagreement between the two parties in relation to the Proposed Development (see Section 3 of this SoCG for a description of the Proposed Development).
- 1.6 Following discussions, whilst there may be differences in judgement about the level of impacts and the weight to be accorded to relevant matters, there is no disagreement about the conclusion on the planning merits and that there are very special circumstances to outweigh the strong presumption against inappropriate development in the Green Belt.
- 1.7 It is a working document which may be updated in due course should ongoing discussions resolve, or refine, the extent of agreement / disagreement between the Parties.
- 1.8 This SoCG has been prepared in accordance with reference to the PINS Statement of Common Ground Guidance (August 2019).
- 1.9 Separate standalone SoCGs will be prepared for:
 - Employment Land
 - Traffic & Transport
- 1.10 The Proposed Development falls within the scope of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. An Environmental Statement ("ES") was submitted for the development which the Council consider to be legally compliant.



2. The Application Site

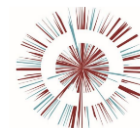
The Application Site Location and wider Context

- 2.1 The Application Site is located in Bold, St Helens. It is immediately to the west of Omega South, which itself is located around 5km north west of Warrington. The M62 motorway is parallel to the northern boundary to the Application Site. The Lingley Mere Business Park is immediately to the south east of the Application Site.
- 2.2 The Proposed Development (defined in Section 3 of this SoCG) would be an extension to the larger existing B2/B8 Omega Business Park (known as 'Omega') which is located to the south-west and north-west of Junction 8 of the M62 motorway. Omega is a strategic development site for employment and housing. It has been promoted through the WBC development plan and built-out under a development agreement with Homes England.

The Application Site

- 2.3 The Application Site consists of 75 hectares (ha) of predominantly arable farmland. There are also small woodland blocks throughout the site linked by hedgerows along with ditches and small ponds. The Application Site is generally between 0.5m and 2.5m lower than the M62 motorway which runs parallel to its northern boundary. The Application Site is relatively flat, which reflects its proximity to the former RAF Burtonwood base, now home to Omega.
- 2.4 An overhead 132kV electricity distribution line enters the Application Site from the north east (from a pylon within Omega North which is to the north of the motorway) and runs to a steel pylon approximately 150 metres from the northern boundary. The line then splits into two sets of overhead lines (also 132kV) which head south and south-west respectively on wooden poles.
- 2.5 A watercourse designated as a Main River ('Whittle Brook'), runs from the north-western corner of the Application Site to the south-east corner. A second minor watercourse ('Barrow Brook') runs under the M62 and cuts diagonally across the north-eastern corner of the Application Site.
- 2.6 In terms of boundaries, there is a tall hedgerow which runs along the majority of the eastern boundary. The northern boundary is a timber post-and-rail fence, behind which is an intermittent widely spaced row of trees growing in the motorway verge.
- 2.7 A track runs north-south across the middle of the Application Site to a bridge that rises over the M62. This provides access from the farm on the north side of the motorway to the farmer's fields on the south. This is a private access only and is restricted to agricultural vehicles only. It is not a public right of way ('PRoW').
- 2.8 PRoW Number 102 crosses the Application Site in the very north west corner of the Application Site and runs north to south via a footbridge over the M62.
- 2.9 The Application Site is bounded to the north by the M62 motorway (between Junctions 7 and 8), with arable land located beyond. To the immediate east of the Application Site are the existing Omega and Lingley Mere Business Parks. To the south and west is farmland. Immediately beyond the south-west boundary is Booth's Wood which has been designated as a Local Wildlife Site ('LWS'), and Duck Wood and Finch's Plantation to the south.
- 2.10 Vehicular access to the Application Site is via Skyline Drive and Catalina Approach through the existing Omega Business Park, providing direct access to and from Junction 8 of the M62.

Surrounding Area



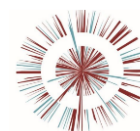
- 2.11 Mersey Valley Golf & Country Club and the residential area of Lingley Green are located south of the Application Site. Residential areas are located at Lingley Green (370 m south east), Clock Face (1 km north west), Bold Health (1.5 km south-west) and Westbrook (1.8 km east).
- 2.12 Omega “South” is located to the east of the Application Site and comprises a substantially developed strategic employment site within Warrington Borough Council. Existing occupiers include the HUT Group (who occupy the premises immediately to east of the Application Site), Asda, Amazon, and Plastic Omnium. The “South” component of Omega is now complete with the exception of a final unit on Fairchild Road, which is due to complete in August 2021. Omega “South” also benefits from outline planning permissions (LPA ref. 2019/26469 and 2019/36241) for 1,400 new residential units and ancillary facilities; over half of these plots have now been sold to housebuilders, with a fifth phase due to be sold later this year. The residential component of Omega “South” is wholly within WBC.
- 2.13 The nearest sensitive receptors from the Application Site boundary are as per the list below. All have tree belts buffering the receptor from the Application Site.
- Lingley Mare Stepping Stones Day Nursey (24m east)*
 - 21 Bembridge Close (356m south east)
 - Old Hall Farm off Warrington Road (375m south west)

**a new building for the Stepping Stones Day Nursey is currently under construction on the south side of Lingley Mere Business Park (500m south west of the Application Site), and once the nursey vacates, the existing premises is limited to B1 use only.*

- 2.14 Omega “North” is located to the north of Omega “South” on the northern side of the M62 and includes existing occupiers such as Travis Perkins, Hermes, and Brakes. Omega “North” contains commercial premises only and is fully built-out. The only vacant unit is ‘Omega 88’, a comparatively small and speculative unit built on land originally acquired by Travis Perkins for future expansion. This is the only unit within Omega that has not been developed by Omega Warrington Limited under the development agreement with Homes England.
- 2.15 To the south east of the Application Site is Lingley Mere Business Park which includes buildings occupied by United Utilities, North West Fire Control and Royal Mail. Premises within this business park are predominantly in office use (previously “Use Class B1(a)”, now “Use Class E(g)(i)”).

TJM Omega Search

- 2.16 Discussions between TJM and Omega St Helens Ltd started early in 2019, with the initial interest for a site within Omega “South” (which is now under construction for 3 new units). Despite reviewing a number of options and configurations, it was not possible to design a satisfactory TJM layout, with the principal reasons set out below:
- TJM’s requirement for cross-docking and two service yards was incompatible with the outline acoustic conditions at Omega “South” and the nearby residential receptors;
 - the scale and massing of the TJM unit would likely have not been acceptable in planning terms due to the proximity to residential dwellings; and
 - the layouts considered were still comprised and did not meet key TJM operational requirements.

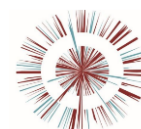


- 2.17 The operators of Omega Business Park worked with TJM to produce a satisfactory layout at Omega West which resulted in this hybrid planning application (see the Proposed Development section below).

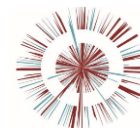
Designations/Considerations

- 2.18 The following table confirms the planning designations/considerations of relevance to the Application Site:

Planning Designations / Considerations	Location / Proximity to the Site
Green Belt	The whole of the Application Site sits within the Green Belt.
Conservation Areas	The Application Site is not within, or adjacent to, a Conservation Area
AONB or Landscape Designations	None
Bold Forest Park	The whole of the Application Site sits within the Bold Forest Park Boundary (as designated by the Bold Forest Park AAP)
Flood Risk Zone	The majority of the Application Site lies in Flood Zone 1. Where the Whittle Brook currently flows through the Application Site, parts lie in Flood Zone 2.
Air Quality Management Area (AQMA)	The Application Site is not located in, or adjacent to any St Helens AQMAs. The Application Site borders the motorway AQMA for Warrington.
Heritage Assets	There are no listed statutory designations within or immediately adjoining the Application Site. The 'Old Bold Hall' moated site (a scheduled ancient monument ref. SM1010703) is the closest designated asset and is located 300 metres to the west. The farmhouse at the former Bold Hall Estate (ref. LB1031890) and farm outbuilding, former stables (ref. LB10319889) at the former Bold Hall Estate are both Grade II listed and located approximately 700 metres to the northern boundary of the application on the northern side of the M62.
Tree Preservation Orders (TPOs)	All woodland blocks within the Application Site are covered by TPOs (W5-8, W16 and W17).
Agricultural Land	Built development would be located on 47.2ha of grade 3b, 4.8ha of grade 4 (poor quality) and 17.2ha of grade 3a (best and most versatile) agricultural land.



Planning Designations / Considerations	Location / Proximity to the Site
Statutory Ecological Designations (inc. SSSIs)	<p>There are no statutory ecological sites within the Application Site. The closest are:</p> <ul style="list-style-type: none"> • Colliers Moss Common Local Nature Reserve, located 2.7 kilometres north; • Paddington Meadows Local Nature Reserve, located 7.5 kilometres south east; • Mersey Estuary Ramsar, Special Protection Area and Site of Special Scientific Interest, located 7.4 kilometres south-west; and • Woolston Eyes Site of Site of Special Scientific Interest (SSSI), located 8.1 kilometres south east.
Non-statutory Ecological Designations	Booth's Wood Local Wildlife Site adjoins the western boundary of the Application Site.
Watercourses	<p>The Whittle Brook, which is a designated Main River with associated areas of flood zone 2, runs from the north-west along the western boundary of the Proposed Development to Booth's Wood. It then continues through the southern end of the Application Site, south for 330 metres before merging with the Whittle Brook (designated Main River). There are a further four Main Rivers within 2 kilometres of the Application Site which are situated 545 metres east, 1 kilometre north, 1.6 kilometres south and 1.7 kilometres east of the Application Site respectively at their closest point.</p>
Footpaths (inc. PRoW)	<p>There are no National Trails or Sustrans Routes within or immediately adjacent to the Application Site. However, Bold Loop and ProW 102 crosses the Application Site at the north western extent and runs north to south via a footbridge over the M62.</p>
Pipeline	<p>An Essar owned ethylene pipeline, operated by Penspen, runs underground into the Application Site for 160 metres from the north-east corner before splitting into two pipelines. One pipeline travels south following the boundary of the Application Site, the other pipeline continues in a south-east direction passing south of Booth's Wood and out of the Application Site.</p>
Overhead electricity distribution lines	<p>Overhead electricity distribution lines run 150 metres into the Application Site from the north-east corner to a pylon before splitting into two sets of overhead lines. One set of overhead lines travels south along the boundary of the Application Site, the other set of overhead lines continues in a south-east direction passing south of Booth's Wood and out of the Application Site.</p>



3. The Proposed Development

Description of Development

3.1 The Description of Development is as below:

“Hybrid Planning Application for the following development (major development);

(i) Full Planning Permission for the erection of a B8 logistics warehouse, with ancillary offices, associated car parking, infrastructure, and landscaping; and

(ii) Outline Planning Permission for Manufacturing (B2) and Logistics (B8) development with ancillary offices and associated access infrastructure works (detailed matters of appearance, landscaping, layout and scale are reserved for subsequent approval).”

3.2 The full list of plans that informed the Council’s decision is provided at **Appendix 1**.

Hybrid Proposals

3.3 The Application is hybrid, meaning it seeks full planning permission for some elements, and outline planning permission for others. In total, the floorspace proposed within the red line totals 205,500 sq m (c. 2,212,000 sq ft). It is proposed there will be a 30% B2 / 70% B8 split within this total floorspace.

Full Planning Permission (“Unit 1”)

3.4 Full planning permission is sought for the erection of one B8 use class (storage and distribution) logistics warehouse, referred to as “**Unit 1**”.

3.5 Unit 1 has an identified user, T.J. Morris (trading as Home Bargains).

3.6 Unit 1 would comprise a 77,084 sq m warehouse, with a 4,486 sq m ancillary office development, with an overall total of 81,570 sq m.

3.7 The eastern end of Unit 1 would be used for housing high bay racking and would have a maximum height of 36m to the eaves, and 41.6m to the top of the curved apex roof.

3.8 The western end of Unit 1 would be used for storage packing and would have a height of 24.8m to the eaves and 29.4m to the top of the curved apex roof.

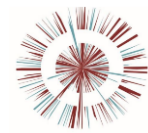
3.9 The warehouse would have horizontal cladding in white, grey and blue colours.

3.10 The parking provision is set out below:

Parking			
Car Parking Spaces	576	Standard	502
		Disabled	35
		Electric	39
Motorcycle Parking Spaces			48
Cycle Parking Spaces			156
HGV / Trailer Parking Spaces			360

Landscaping

3.11 A new ‘Green Wedge’ of approximately 7ha is proposed for landscape and ecology in the north west corner of the Application Site, beyond the existing tree belt. This area would



contain trees and shrubs and sustainable drainage (SUDs) basins for the site drainage. Landscaping in the form of shrubbery and SUDs is also proposed along the northern boundary.

- 3.12 In the north east corner of the Application Site is Barrow Brook, which is proposed to be diverted to run alongside the M62. SHBC have granted an Ordinary Watercourse Land Drainage Consent for its diversion.

Access

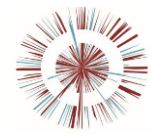
- 3.13 Detailed approval is sought for access for the whole Application Site.
- 3.14 The Proposed Development would be accessed from the east via an extension to the existing Omega South internal road known as Catalina Approach. Catalina Approach falls within Warrington Borough and connects to Skyline Drive (A5280) which then provides a direct link to Junction 8 of the M62.
- 3.15 At the entrance to the Application Site there would be a new roundabout to provide access to both Unit 1 and the outline Application Site.
- 3.16 A pedestrian and cycle route would run through the centre of the Application Site, south of the car parks associated with Unit 1, towards Booth's Wood and continue west through the landscape and ecology mitigation buffer area before connecting with the existing M62 overbridge and PRoW 102.

Drainage

- 3.17 Approval is sought for drainage works and the drainage strategy for Unit 1.

Outline Planning Permission

- 3.18 Outline planning permission is sought for a combination of B2 use class (manufacturing) and B8 use class (storage and distribution).
- 3.19 All matters apart from access are reserved.
- 3.20 The outline planning element would provide up to 123,930 sq m of floorspace and includes the "Unit 1 Expansion Land".
- 3.21 The maximum building height was assessed in the ES as being 19 m and, consistent with draft condition 62, reserved matters must not propose buildings exceeding this height.
- 3.22 A minimum floorspace size for each unit of 27,870 sq m is proposed, as per the draft conditions.
- 3.23 The Application proposes to divert the main river 'Whittle Brook' from the centre of the site to along the south west boundary of the site. Following consultation with the Environment Agency, the location has been indicatively shown on Parameters Plan 4, which sets out a minimum corridor for the diversion, including 8m no-build buffer zones along either side of the diverted watercourse. The exact location will require a separate planning permission.



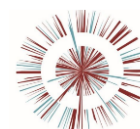
4. Planning History

Application Site

- 4.1 There is no planning history directly related to the Application Site.

Omega Business Park

- 4.2 Over the course of the last 10 years, over 5.2 million sq ft (485,900 sq m) of manufacturing and logistics floorspace has been delivered at Omega (circa 48,300 sq m annually), together with permission for up to 1,400 residential units and a mixed-use district centre.
- 4.3 A detailed planning history and accompanying map is provided at **Appendix 2**.



5. Adopted Development Plan

5.1 The adopted development plan for the Application Site is:

- St Helens Local Plan Core Strategy (adopted 2012);
- St Helens Unitary Development Plan (UDP) (adopted 1998) (saved policies);
- Joint Merseyside and Halton Waste Local Plan (adopted 2013); and
- Bold Forest Area Action Plan (adopted July 2017) .

5.2 The Core Strategy (2012) “Vision” and the following Strategic Objectives relevant to this Application are:

SO 1.1	The secure the regeneration of the Borough
SO 2.1	To ensure high quality development
SO 2.2	To minimise the impact on climate change
SO 2.3	To contribute to delivering strong communities
SO 3.1	Creating an accessible St Helens
SO 5.1	To provide sufficient land for employment needs
SO 6.2	To safeguard the quality of the environment

5.3 Core Strategy policies relevant to this Application are set out below:

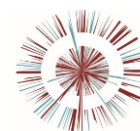
CSS 1	Overall Spatial Strategy
CIN 1	Meeting St. Helens’ Infrastructure Needs
CSD 1	Presumption in Favour of Sustainable Development
CP 1	Ensuring Quality Development in St. Helens
CP 2	Creating an Accessible St. Helens
CAS 5	Rural St Helens
CE 1	A Strong and Sustainable Economy
CQL 2	Trees and Woodlands
CQL 3	Biodiversity and Geological Conservation
CQL 4	Heritage and Landscape

5.4 The saved UDP policies relevant to this Application are set out below:

S1	Green Belt
GEN 12	Lighting and Security Apparatus
GB 1	General Criteria for Development Control in the Green Belt
GB 2	General Criteria for Development Control in the Green Belt
ENV 5	Sites of Community Wildlife Interest and Local Nature Reserves
ENV 11	Tree Surveys
ENV 12	Development Affecting Trees
ENV 13	New Tree Planting on Development Sites
ENV 23	Archaeology
ENV 25	Listed Buildings
ENV 26	Contaminated Land
ENV 30	Drainage

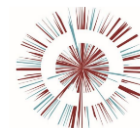
5.5 The Waste Local Plan policies relevant to this Application are set out below:

WM8	Waste Prevention and Resource Management
WM9	Sustainable Waste Management Design and Layout of New Development



5.6 The Bold Forest Area Action Plan policies relevant to this application are:

BFP1	A Sustainable Forest Park
BFP ECON1	Supporting Economic Growth
BFP INF6	Creating an Accessible Forest Park
BFP SN1	Meeting the Development Needs of the Borough in a Manner Appropriate to the Park
BFP SN2	Planning Obligations
BFP ENV1	Enhancing Landscape Character
BFP ENV3	Heritage

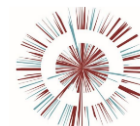


6. Emerging St Helens Local Plan and Evidence Base

The Emerging Local Plan

- 6.1 The St Helens Borough Local Plan 2020-2035 (“the emerging Local Plan”), was submitted to the SoS for examination on 29 October 2020. The version of the submission Local Plan submitted for examination is dated January 2019. A Schedule of Changes is dated October 2020. The hearing sessions forming part of the examination process are provisionally arranged to commence on 25 May 2021.
- 6.2 The Plan proposes to allocate 265 hectares for employment use up to 2035 with an additional 85.88 hectares of land safeguarded for employment use beyond the plan period.
- 6.3 LPA04 and LPA04.1 of the emerging Local Plan proposes the removal of 31.22 hectares of land from the Green Belt and to allocate it as a Strategic Employment Site:
- LPA04: A Strong and Sustainable Economy; and
 - LPA04.1: Strategic Employment Sites – (1EA) Omega South Western Extension, Land north of Finches Plantation, Bold.
- 6.4 The land proposed to be allocated by LPA04.1 comprises part of the Application Site. Table 4.1 of the emerging Local Plan indicates that the proposed allocation is to meet employment land needs arising in Warrington. It also indicates that appropriate uses for the site are Use Classes B2 and B8.
- 6.5 The land proposed to be allocated principally reflects the ownership of Homes England, with representations submitted to the Call for Sites in March 2016 for the 31.22 ha (77.15 acre) land holding; approximately 40% of the Application Site. It comprises the eastern portion of the Application Site. Further representations to the Call for Sites were submitted in September 2016 to include a further 32.21ha to the west of the Homes England land (known as the ‘Bromilow Land’).
- 6.6 51% of the Proposed Development (measured by net developable area) is within the proposed LPA04.1 allocation. A breakdown is provided below (see **Appendix 3**):
- Total Net Developable Area – 51% within LPA04.01
 - TJM Unit 1 Area – 39% within LPA04.01
 - Outline Area – 60% within LPA04.01
- 6.7 In the Preferred Options Draft of the emerging Local Plan, the Bromilow Land was proposed to be removed from the Green Belt and designated as “Safeguarded Employment Land” for development beyond the Plan period. Representations were made to the Preferred Options Draft, including objecting to the Safeguarded Employment Land. The Submission Draft Plan (retained the proposed allocation of the Homes England land, however the Bromilow Land was excluded).
- 6.8 The emerging Local Plan is not at a stage where material weight can be attached to it in the determination of this appeal.
- 6.9 The emerging Local Plan policies of most relevance to this Application are set out below:

LPA02	Spatial Strategy
LPA04	A Strong and Sustainable Economy
LPA04.01	Strategic Employment Sites



- 6.10 The Local Plan identifies a need for 215.4 ha of employment land between 2018-2035, which is consistent with the Council’s employment land evidence base. Policy LPA02 states substantial new employment development (set out in Policy LPA04) will take place on large sites that are capable of accommodating large employment buildings (over 9,000m²) and that are close to the strategic road and rail routes.

Local Plan Evidence Base

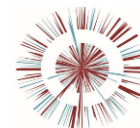
- 6.11 The evidence base for the emerging local plan is a material consideration in the determination of this appeal.
- 6.12 The following documents form part of the Council’s evidence base and are a material consideration:

Local Plan Evidence Base
Economic Evidence Base Paper, Aecom, September 2015 (EEBP)
Employment Land Needs Study, BE Group, October 2015 (ELNS)
Draft Strategic Housing and Employment Land Market Assessment, GL Hearn, January 2017 (SHELMA)
Addendum Report to the ELNS, BE Group, October 2017 – Amended January 2019 (ARELNS)
Strategic Housing and Employment Land Market Assessment (SHELMA) 2018
Liverpool City Region Assessment of the Supply of Large-Scale B8 sites (ASLCB8) June 2018
Liverpool City Region Assessment of the Supply of Large-Scale B8 sites (ASLCB8) June 2018 and Addendum Sheet, November 2019
Green Belt Review
Employment land Need and Supply Background Paper (2020)

- 6.13 The Local Plan evidence base indicates that Part 1 of Core Strategy Policy CE1: A Strong and Sustainable Economy is out of date considering the quantum of economic development required over the Core Strategy plan period (2012 to 2027).

Prematurity

- 6.14 Given the identified considerable need for employment in SHBC, it is agreed that, having regard to NPPF paragraph 49, the Proposed Development is not so substantial, nor its cumulative effects would be so significant, that to grant permission would undermine the plan-making process by pre-determining decisions about the scale, location or phasing of new development that are central to an emerging plan.



7. Material Considerations

National Planning Policy Framework ('NPPF') (2019)

- 7.1 The NPPF (2019) and the Planning Practice Guidance ('PPG'), are relevant and material to the consideration of the Application. Substantial weight should be given to the NPPF in the determination of the appeal.
- 7.2 On 30 January 2021, the Government consulted on a revised NPPF to include updated guidance on achieving sustainable development, on design, flood risk and neighbourhood planning. There are no material changes to policies for the economy and economic development nor to Green Belt policies. The policy is draft and at this stage no weight can be given to it.

Supplementary Planning Documents (SPDs)

- 7.3 The following SPDs are of relevance to this Application:

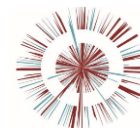
SPDs
Local Economy (2013)
Ensuring a Choice of Travel (2010)
Biodiversity (2011)
Design and Crime SPD (2009)
Trees and Development SPD (2008)

Other Local Documents

- 7.4 The St Helens Local Landscape Character Assessment (LCA) (2006) is a material consideration. The Application Site falls within the Bold Hall Character Area (5 WFE 4). However, circumstances have altered materially and significantly since the assessment was undertaken because of the development of Omega to the south and north of the motorway. The LCA is therefore not up to date, in respect of the landscape character assessment of this site and its immediate surroundings.

Warrington Local Plan (existing and emerging) & evidence base

- 7.5 It is agreed that the Application Proposals are consistent with the employment strategy in the adopted Warrington Core Strategy and emerging Warrington Local Plan (and its associated evidence base).
- 7.6 The Warrington Local Plan Core Strategy (2015) is not part of the development plan for the Application Site.
- 7.7 The adopted 2014 Warrington Core Strategy advises that Omega and Lingley Mere are the primary locations for ongoing economic development in that borough paragraph 6.28) and when fully built out could accommodate up to 20,000 jobs (paragraph 6.35). Policy CS8 (Strategic Proposal -Omega and Lingley Mere) states the 267 ha area is identified as a strategic location for economic growth and states that the phases being developed and those which currently remain to be developed contribute to the boroughs' future requirement for employment land and also contribute to the growth of the wider sub region.
- 7.8 The draft Warrington Local Plan (Submission Version 2019) seeks to allocate 352 ha of employment land for B1, B2 and B8 uses to support local and wider employment needs (policy DEV4 Economic Growth and Development). That policy explains that sites totaling 215.83 hectares are proposed to be removed from the Green Belt within Warrington to help meet this need. The supporting text explains that Warrington Council believe they can currently only demonstrate a realistic supply of 83.91 hectares of employment, there is potential for 31.46 ha of further employment land within or close to



the town centre and, through the duty to co-operate, the Local Plan strategy relies on the Omega West site in St Helens to provide a westward extension to Omega (paragraphs 4.2.15 & 4.2.16). Other supporting text helps to explain the context of Warrington's approach. 2.1.24:

"Omega has been one of the most successful development areas – the growth of logistics and manufacturing on this site has created some 8,000 new jobs over the last 4 years and currently some 1,100 new homes are on site. The Omega site is nearly built out however and the Council's Economic Development Need Assessment (EDNA) concludes there is an insufficient existing employment land supply to meet Warrington's long term needs."

7.9 There is a draft SoCG prepared by WBC on the SHDC Local Plan dated March 2019. This notes that the SHDC Proposed Submission Version Local Plan proposes the following new employment locations to be removed from the Green Belt: (inter alia) a westward extension of Omega within St Helens -31.2 ha. It states that Warrington has agreed with St Helens in principle that this site should contribute to meeting Warrington's employment needs, subject to resolving access issues (paragraph 4.11).

7.10 Paragraph 4.24 of the SoCG refers to Omega and future employment site served by Junction 8 of the M62 and states;

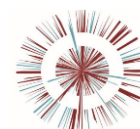
"St Helens Council is currently progressing with its new Local Plan intended to guide development for the period 2020-2035. St Helens' Submission Draft Local Plan was subject to an eight week period of public consultation between January 2018 and March 2018. St Helens' Submission Draft Local Plan includes a proposal to extend Omega, an employment and housing site within WBC, westward into St Helens' boundary for employment purposes. WBC responded to this consultation agreeing that the western extension can, in principle, be part of the WBC's employment land supply in the forthcoming new Warrington Local Plan. However, as the Council had undertaken a programme of improving local and strategic highway networks and the public transport network to facilitate the sustainable growth of Omega as a strategic employment and housing location, any future expansion from St Helens will need to address any additional highway issues arising. WBC is concerned about further growth at Omega over and above this extension and considers that this would require significant infrastructure improvements to the local and Strategic Road network. WBC will continue to work with St Helens, in liaison with Highways England, in order to address any matters arising from the potential allocation of this site in St Helens' Local Plan and has taken account of the proposed western extension of Omega in its transport modelling work."

7.11 Following this, the Draft Statement states:

"WBC has agreed, in principle that the western extension of Omega in St Helens will contribute to meeting Warrington's employment needs, subject to addressing access issues, in liaison with Highways England. Consideration of any additional sites will require cumulative traffic assessment of the impact on J8 M62 and will require a consistent approach between the two Local Plans."

7.12 Whilst the Statement of Common Ground is in draft, St Helens are progressing the emerging Local Plan on the basis of the agreement and in fulfilment of the Duty to Co-operate. It is a material consideration in the determination of this Application.

Indices of Deprivation



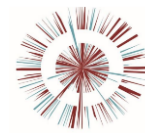
St Helens

- 7.13 St Helens has been ranked 51st (2010), 36th (2015) and 26th (2019). The indices of multiple deprivation are therefore worsening over time;
- There are 29 Lower Super Output Area's (LSOA's) (neighbourhoods) in the 10% most deprived nationally;
 - There are 50 neighbourhoods in the 20% most deprived nationally;
 - 6 LSOA's are within the 1% most deprived nationally;
 - The domains of greatest concern are health deprivation, employment deprivation and income deprivation;
 - St Helens is the 8th most deprived (health), 9th most deprived (employment) and 34th most deprived (income);
 - Nearly a quarter of the population of St Helens live in the most deprived neighbourhoods. That is 42,877 people (an increase of 26% from 33,926 in 2010).
- 7.14 The Application Site is located within LSOA¹ St Helens 022A which is ranked in the top 20% of deprived areas². This LSOA includes Bold and part of Clock Face. To the north of LSOA St Helens 022A are LSOAs St Helens 022C and 022D. These LSOAs comprise the (Estate) at Clock Face which is ranked in the top 10% of deprived areas. The (Estate) is approximately 2.5km from the application site.
- 7.15 In relative terms, deprivation has increased between 2015 and 2019 for LSOAs 022A and 022D and for St Helens Borough as a whole:

LSOA	Ranking of all LSOAs in England 2015	Ranking of all LSOAs in England 2019
St Helens 022A	5,454	4,166
St Helens 022C	854	1179
St Helens 022D	112	82
St Helens Borough (ranking of all LPAs)	50	40

¹ Lower Layer Super Output Area

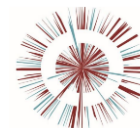
² See the front sheet of CD 5.168. Information is also available via the Indices of Deprivation interactive map: [Indices of Deprivation 2015 and 2019 \(communities.gov.uk\)](https://www.communities.gov.uk/information/indices-of-deprivation)



Source: Indices of Deprivation interactive map: [Indices of Deprivation 2015 and 2019 \(communities.gov.uk\)](https://communities.gov.uk), accessed 6 March 2021.

Warrington

- 7.16 Warrington has been ranked 176th (2015) and 175th (2019), representing an improved position, but also little change. Despite an improved overall picture, Warrington still has:
- 6 LSOAs (4.7%) in the 10% most deprived LSOAs;
 - 13 LSOAs (10.2%) in the 20% most deprived LSOAs;
 - 5 LSOAs have ranks that have worsened by at least 10% since 2015, with one lying within the Burtonwood & Winwick Ward which neighbours the application site;
 - Warrington is 88th most deprived (health); 124th most deprived (employment) and 154th most deprived (income);
 - Generally the more deprived areas of Warrington lie to the north west, closer to the Application Site, with less deprived areas predominantly to the south and east of Warrington.
- 7.17 Warrington Borough is not as disadvantaged as St Helens. However, there are significant pockets of deprivation. LSOA Warrington 010F is within Chapelford and Old Hall Ward, about 3.5km to the east of the application site. This ranks in the top 20% most deprived neighbourhoods in England. Immediately to the east of LSOA 010F is Bewsay and Whitecross and Orford Wards within which LSOAs Warrington 013A, 013C, 011C and 006A are ranked within the top 10% most deprived LSOAs in England.



8. Other Matters Agreed

Need

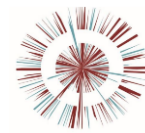
- 8.1 There is a significant need for new employment land in St Helens, of which the need for large scale logistics/industrial is a major component. There is also a need arising in Warrington. It is agreed that the proposed development is well placed to meet this need having regard to the form of development proposed and the locational qualities of the site, including its strategic location in relation to the highway network. Significant weight should be applied to this in the context of the NPPF (including paragraphs 8, 11 and 80) and the development plan.
- 8.2 The market for employment land has changed significantly since the adoption of the Core Strategy in 2012 to the extent that Part 1 of Policy CE1 is out of date, as far as it refers to a requirement for employment land which is not reflective of the objectively assessed need for development of this type. Part 1 of Policy CE1 should accordingly be afforded no material weight.
- 8.3 Need / Employment will be addressed in detail in a standalone SoCG.

Alternative Sites

- 8.4 To meet the requirement for new employment development, and in particular the need to accommodate large scale logistics development, land will need to be released from the Green Belt.
- 8.5 There are no suitable and viable alternative sites located outside of the Green Belt which can accommodate the proposal.
- 8.6 There are no suitable and viable sites within the urban area which can accommodate the proposal.

Green Belt

- 8.7 The Proposed Development is inappropriate development within the Green Belt. Substantial weight should be given to the harm by reason of this inappropriateness, in accordance with NPPF paragraph 144.
- 8.8 The Proposed Development would have a significant impact on the openness of the Green Belt. However, mitigating factors are the context provided by the existing Omega development (both north and south of the M62), the scope of structural landscaping and controls over design and activity that can be secured by planning conditions that will serve to reduce the impact of the Proposed Development on openness.
- 8.9 The Proposed Development would cause harm to/conflict with the following Green Belt purposes:
- checking the sprawl of a large built-up area; and
 - safeguarding the countryside from encroachment.
- 8.10 The extent of harm will be set out in Statements of Case. While the precise extent of the harm (in respect of each potential impact) may vary between the parties, they both agree that such differences are not material and (on either planning balance) consent should be granted.
- 8.11 The proposal will cause no harm to the Green Belt purpose of, protecting the character of an historic towns, or to the purpose of assisting urban regeneration.



Other Harm (non-Green Belt)

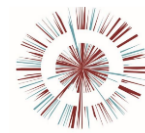
- 8.12 Both parties agree that 'other harm' needs to be considered alongside harm to the openness and purposes of green belt tests and consideration needs to be given to the degree of harm on the following topics.
- landscape;
 - highway network;
 - ground conditions;
 - biodiversity/ecology;
 - residential amenity;
 - climate change;
 - air quality;
 - water management and drainage; and
 - land and soils (caused by the limited loss of the best and most versatile agricultural land).
- 8.13 No 'other harm' is sufficiently significant to weigh materially in the Green Belt assessment against the Proposed Development.

Economic and Social Benefits

- 8.14 The Proposed Development would support economic growth and productivity and (subject to the final form of development approved at reserved matters), has the potential to create significant levels of employment and investment in the local economy that would be of significant benefit, both during the construction and operational phases, particularly having regard to prevailing, and increasing, levels of multiple deprivation in the Borough.
- 8.15 There is a synergy between the types of jobs which the development will provide, and the skill set of those in need of employment. Significant weight should be placed on these benefits in accordance with NPPF paragraphs 8(a) and 80 and in the context of the Core Strategy Spatial Vision, Parts 2ii and 2iv of Policy CSS1 of the Core Strategy, Part 5ii of Policy CAS4 of the Core Strategy and Part 4 of Policy CE1 of the Core Strategy.
- 8.16 The proposed Employment Strategy forms an appropriate means of optimising the local employment benefits of the Proposed Development, and its implementation can be secured through a planning obligation. The accessibility of the site and the further enhancements proposed by the Applicant (to be secured by planning obligation) will also enhance the benefit of the Proposed Development by connecting job opportunities with those who need them most.

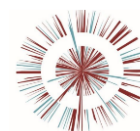
Accessibility

- 8.17 The Site can be made to be highly accessible by public transport, walking and cycling and this can be achieved by the proposed bus service to be funded by the development and secured through the Section 106 Agreement



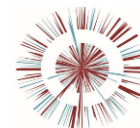
Compliance with the St Helens Development Plan

- 8.18 In overall terms, the proposed development complies with the following Development Plan policies (subject to the imposition of conditions and the approval of reserved matters):
- 8.19 Saved UDP:
- GEN12: Lighting and Security Apparatus
 - ENV4: Statutory Site Protection
 - ENV5: Sites of Community Wildlife Interest and Local Nature Reserves
 - ENV12A: Development Affecting Trees
 - ENV13: New Tree Planting on Development Sites
 - ENV23: Archaeology
 - ENV26: Contaminated Land
 - ENV30: Drainage
 - REC6: Key Recreation Areas
- 8.20 Core Strategy:
- Strategic Objectives: SO1.1, SO2.2, SO2.3, SO3.1, SO5.1
 - CE1: A Strong and Sustainable Economy
 - CQL2: Trees and Woodlands
 - CQL3: Biodiversity and Geological Conservation
 - CR2: Waste
- 8.21 The Site is located within the Green Belt and the Proposal is inappropriate development. However, a demonstration of very special circumstances in accordance with NPPF paragraph 144 will render the Proposal compliant with UDP Policy GB 1.
- 8.22 It is agreed the Proposed Development complies with and makes a positive contribution to those parts of Policy CSS1 which support the regeneration of the Borough including Parts 2ii, iii and iv.
- 8.23 It is agreed the Proposed Development does not conflict with those parts of CE1: A Strong and Sustainable Economy to which weight can be applied. It is agreed no weight should be given to Part 1 of CE1 given that in respect of the stated employment land needs, because it is out of date.
- 8.24 It is agreed the Proposed Development will make a positive contribution to achieving Strategic Objectives SO 1.1, SO 3.1 and SO 5.1 of the Core Strategy. It is agreed the Proposed Development complies with significant parts of other development plan policies, including those dealing with multiple topics (such as Core Strategy CP1). It is agreed the Proposed Development non-compliance with such policies is limited only to matters of landscape and visual harm.



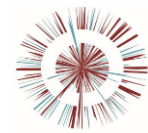
Compliance with the Warrington Development Plan

- 8.25 The Proposed Development is consistent with the underlying objective of the Warrington Local Plan Core Strategy and the emerging Local Plan for Warrington.



9. Very Special Circumstances

- 9.1 Substantial weight is attached to the harm to the Green Belt by reason of inappropriateness, harm to openness, and harm to the purposes as identified in accordance with NPPF paragraph 144.
- 9.2 The economic benefits of the Proposed Development should be afforded substantial weight.
- 9.3 The social and regenerative benefits of the Proposed Development should be accorded substantial weight.
- 9.4 There are no alternative sites which are not in the Green Belt to meet the identified need.
- 9.5 'Other considerations' clearly outweigh any harm identified to the Green Belt (and other harm) and therefore very special circumstances exist in respect of the Proposed Development. Other considerations include the following factors:
- Policy support for the development
 - Policy and commercial need
 - Whether the site is suitable/deliverable
 - The lack of other sites to meet the need
 - Economic benefits of the proposal
 - Social benefits of the proposal
 - Environmental benefits of the proposal
- 9.6 Significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development.
- 9.7 Significant weight should be attributed to the Proposed Development's substantial contribution to employment land supply in the Borough of St Helens, the Liverpool City Region and in Warrington. The Proposed Development meets objectively assessed employment land need locally and sub-regionally.
- 9.8 There are no other sites in the urban area in St Helens or Warrington or beyond that are otherwise suitable that could accommodate this type and scale of development in whole or part.
- 9.9 TJ Morris/Home Bargains are an end user for Phase 1 of the Proposed Development, the scheme has been designed to meet their specification, it is ready to build out and the overall Proposed Development is immediately deliverable and attractive to the market.
- 9.10 The Proposed Development would deliver economic and social benefits and that these should be given significant weight in favour of the development.
- 9.11 In these circumstances, the potential harm to the Green Belt by reason of inappropriateness and other harm which has been identified, is clearly outweighed by the benefits arising from the Proposed Development.



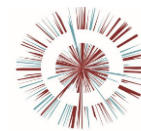
10. Other Matters

Ethylene Pipeline

- 10.1 The Proposed Development will be constructed over an existing ethylene pipeline (under the ownership of Shell UK) which comes from north of the western side of the Application Site. The ES concludes that based on the information currently available in other relevant ES chapters, that the risks are anticipated to be as low.
- 10.2 HSE, Shell UK and National Grid have all been consulted, with no objections raised.

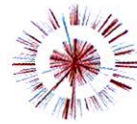
Electricity Lines

- 10.3 An overhead electricity distribution lines run 150 m into the Application Site from the north east corner to a pylon before splitting into two sets of overhead lines.
- 10.4 The Proposed Development (to enable the outline element) will facilitate the removal of the overhead lines, but no further planning permission would not be required. The Applicant has applied to divert these powerlines which is assessed under a S37 of the Electricity Act 1989.
- 10.5 Scottish Power Energy Networks have raised no objections to the proposal.
- 10.6 The detailed element for Unit 1 is not affected by the electricity lines.



11. Conditions and S106

- 11.1 It is intended that Conditions and S106 will be agreed independently and submitted separately to the Inquiry.



Signed on behalf of St Helens Council

Name ALYN NICHOLLS

Signature [Handwritten Signature]

Position Chartered Town Planner a behalf of St Helens Council.

Date 23 March 2021.

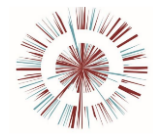
Signed on behalf of the Applicant

Name Sean Bashforth

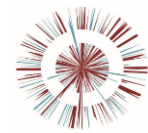
Signature [Handwritten Signature]

Position Quod Board Director on behalf of Omega St Helens Ltd / T.J. Morris Ltd

Date 29 March 2021



Appendix 1 – Plans for Approval



Plans

- OPP DWG. 2 4150-00001-PL6 Site Location Plan
- OPP DWG. 3.1 4150-05105-PL4 Parameters Plan 1 - Outline and Detailed Application Boundaries
- UNIT 1 DWG. 1 6385 – 181 Rev. G Proposed Site Layout Plan
- INFRA DWG. 14.1
- 5969-Z8-BR-100 Rev. A Bold Hall Bridge South Ramp Works

Floorplans

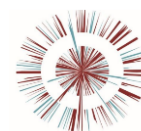
- UNIT 1 DWG. 0 6385 - 180 Rev A Proposed Building Plan
- UNIT 1 DWG. 3 6385 – 183 Rev. C Ground Floor Office Layout Plan
- UNIT 1 DWG. 4 6385 – 184 Rev. C First Floor Office Layout Plan
- UNIT 1 DWG. 5 6385 – 185 Rev. C Second Floor Office Layout Plan
- UNIT 1 DWG. 6 6385 – 186 Rev. B Proposed Roof Plan

Elevations

- UNIT 1 DWG. 2a 6385 – 193 Rev. A Proposed Elevations No Hatch

Associated Infrastructure

- UNIT 1 DWG. 15 6385 - 192 Gate Details
- UNIT 1 DWG. 8, 9 & 10 6385 - 188 Rev. A Gatehouse, Smoking Shelter & Cycle Shelter Details
- UNIT 1 DWG. 28 CPW-190081-M-SK-03-P6 Mechanical and Electrical Plant Locations Sketch
- INFRA DWG. 22 4150-CA-00-00-DR-A-P1 Primary Substation Elevations
- INFRA DWG. 23 4150-CA-00-00-DR-A-P2 Typical Customer Substation
- INFRA DWG. 24 4150-CA-00-00-DR-A-P2 Substation Fencing Plan
- INFRA DWG. 25 4150-CA-00-00-DR-A-P1 Typical Gas Governor
- UNIT 1 DWG. 16 190081-E-EXT-XX-01 P4 External Lighting Strategy
- Lux Levels / Light spill Rev. P4



Appendix 2 – Full Planning History and Omega Masterplan

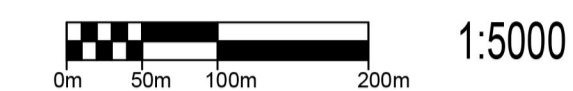
Omega Business Park Planning History (Full and RMA)

Occupier/Site	Zone/Phase	Details	Description of development	Info	
Amazon	Plot 7C	Permission ref.	2016/29091	Full application (Major): Proposed extension and re-modelling of existing building (approved previously under reserved matters 2015/26884), construction of single raised deck for parking; re-arrangement of existing surface parking/ servicing, and associated landscaping, fencing and lighting.	Approved floorspace – 37,605 sq.m Supersedes permission reference 2015/26884
		Date of permission	03-Mar-17		
		Type	Full		
		If RMA, pursuant to what outline?	N/A		
ASDA	Zone 1	Permission ref.	2013/21340 (as amended by 2013/22143)	Full Planning (Major) - Proposed distribution warehouse development with associated access, landscaping, estate roads, HGV and car parking, attenuation pond and other ancillary development.	Approved floorspace – 57,454 sq.m Amendments: Reduction in height to 31.5m and 22m Amendments:Reduction in floorspace to 55,850sqm (-1,604sqm).
		Date of permission	26 April 2013, 29 Aug 2013		
		Type	Full		
		If RMA, pursuant to what outline?	N/A		
Barrow Hall Primary School	Zones 3-6	Permission ref.	2015/25467	Full Planning (Major) - Proposed construction of a three-form entry primary school, siting of mobile unit, sports pitches and sprinkler tank with new north-south access road including a pedestrian and cycle way.	
		Date of permission	15-May-15		
		Type	Full		
		If RMA, pursuant to what outline?	N/A		
Brackley Property	Phase 1C (extension)	Permission ref.	2018/33188	Reserved matters application (major) : Proposed construction of a new 8194 sq m building for B2 and B8 purposes (general industry and warehousing/ distribution) with ancillary offices, yard gates, site access , car parking/motor cycle parking, cycle storage, service yard, lorry parking, security fencing, external lighting, landscaping, and sprinkler tank (submission of all reserved matters following grant of outline permission 2003/01449 (as amended by 2012/20812)).	Approved floorspace – 8194 sq.m
		Date of permission	28-Sep-18		
		Type	RMA		
		If RMA, pursuant to what outline?	2003/01449 (as amended by 2012/20812, 2013/22086, 2015/26475)		
Brakes Bros.	Phase 1B	Permission ref.	2012/20856	Reserved Matters application for distribution centre (Use Class B8) with associated car parking, landscaping and access from approved service road.	Approved floorspace – 18,426 sq.m
		Date of permission	13-Aug-21		
		Type	RMA		
		If RMA, pursuant to what outline?	2003/01449		
Castle Green Homes	Phase 3B, Zone 6	Permission ref.	2020/38148	Reserved Matters (Major) Reserved matters application for the construction of 145 dwellings with associated highways, parking, and infrastructure pursuant to outline planning permission 2015/26469 (details of scale, layout, appearance and landscaping).	Approved capacity - 145 units
		Date of permission	Not yet determined		
		Type	RMA		
		If RMA, pursuant to what outline?	2015/26469		
CNG Fuel	Land north of Skyline Drive	Permission ref.	2018/33787	Proposed installation of gas vehicle fuelling facility comprising ten fuel pumps with associated plant, compound, fencing and new access & egress to Skyline Drive.	
		Date of permission	13-Dec-19		
		Type	Full		
		If RMA, pursuant to what outline?	N/A		
Domino's	Zone 1A	Permission ref.	2016/27588	Reserved Matters - Application for approval of reserve matters - Manufacturing (B2) and Logistics (B8) facility with associated car parking, landscaping and site access, creation of new infrastructure road and secondary substation (following Outline Planning Permission 2015/26475) (As amended by 2016/27338).	Approved floorspace – 10,858 sq.m
		Date of permission	10-May-16		
		Type	RMA		
		If RMA, pursuant to what outline?	2015/26475 (as amended by 2016/27338)		
Gousto	Zone 1&2	Permission ref.	2019/35646 (as amended by 2020/37807)	Reserved Matters Application (Major) - Application for the construction of three buildings for general industry (Use Class B2) and/or logistics/ warehousing (Use Class B8) with associated access, vehicle parking, infrastructure, ancillary office accommodation, gate house, swale zone, acoustic fence and landscaping - all reserved matters pursuant to outline planning permission 2017/30371.	Approved floorspace: 28,596sqm
		Date of permission	21-Nov-19		
		Type	RMA		
		If RMA, pursuant to what outline?	2017/30371		
Haydock Commercial Vehicles	Plot 2B	Permission ref.	2016/28656	Reserved Matters (Major) - Application for approval of reserved matters, Proposed erection of building for HGV Service Centre (Use Class B2), ancillary offices and HGV sales, with associated parking, access, landscaping and boundary treatment proposals following previous applications 2015/26475 & 2013/22086	Approved floorspace 2,972 sq.m
		Date of permission	08-Nov-16		
		Type	RMA		
		If RMA, pursuant to what outline?	2003/01449 (as amended by 2012/20812, 2013/22086, 2015/26475)		
Hermes	Phase 1A	Permission ref.	2012/20856	Application for approval of Reserved Matters following outline permission 2003/01449 - distribution centre (use class B8) with associated car parking, landscaping and site access.	Approved floorspace – 14,539 sq.m
		Date of permission	06-Dec-12		
		Type	RMA		
		If RMA, pursuant to what outline?	2003/01449		
The HUT Group	Zone 7A	Permission ref.	2014/24372	Reserved Matters (Major) - Application for approval of reserved matters to consider appearance, landscaping, layout and scale following approval of outline permission 2014/23290.	Approved floorspace – 63,692 sq.m
		Date of permission	26-Sep-14		
		Type	RMA		
		If RMA, pursuant to what outline?	2014/23290		
The HUT Group (extension)	Zone 7A	Permission ref.	2020/37617	Reserved matters application for approval of details of landscaping, scale, layout and appearance (warehouse and southern car park extension) pursuant to outline planning permission 2014/23290 (as amended by 2016/28337).	Approved floorspace - 16,398sqm Planned extension to the existing warehouse
		Date of permission	09-Oct-20		
		Type	RMA		
		If RMA, pursuant to what outline?	2014/23290 (as amended by 2016/28337)		
Jungheinrich	Plot 7E	Permission ref.	2017/31212	Reserved Matters (Major) - Proposed Reserved Matters Application (Major) for the erection of 4 no. General Industrial (Use Class B2) and/or Logistics (Use Class B8) warehouses, with associated access, car parking, infrastructure and landscape proposals.	Approved floorspace: 17,545sqm RMA total permitted floorspace: 72,200sqm
		Date of permission	30-Nov-17		
		Type	RMA		
		If RMA, pursuant to what outline?	2014/23290 as amended by 2016/28337		
Miller Homes	Phase 1, Zone 6	Permission ref.	2017/29537	Reserved Matters (Major) - Proposed Reserved Matters Application for the erection of 200 dwellings with associated landscaping and infrastructure (following Outline Approval 2015/26469)	Approved capacity - 200 units
		Date of permission	04-Apr-17		
		Type	RMA		
		If RMA, pursuant to what outline?	2015/26469		
Omega Warrington Ltd	Phase 4-7, Omega South	Permission ref.	2019/36241	Outline Planning Permission for the development of up to 617 residential units and mixed-use zone to include retail/food and drink uses (Use Classes A1; A2; A3; A4 and A5), Hotel (Use Class C1), Extra Care Facility (Use Class C2) and Non-Residential Institution (Use Class D1) with details of access only (all other matters are reserved for subsequent approval).	Approval for: •Up to 617 units •Hotel (C1) – 2,850 sq.m •Residential Institution (C2) – 80 beds •Supermarket (A1) – 2,000 sq.m •Shops (non-food) (A1) – 1,500 sq.m •Financial & Professional Services (A2), Restaurants & cafes (A3) drinking Establishments (A4) and Hot Food Takeaways (A5) - 2,000 sq.m •Non-residential Institutions (to include Primary Care Facility) (D1) - 1,500 sq.m
		Date of permission	24-Dec-20		
		Type	Outline		
		If RMA, pursuant to what outline?	N/A		
Plastic Omnium	Plot 7D	Permission ref.	2014/24677	Reserved Matters (Major) - Application for approval of reserved matters following outline planning permission 2014/23290 (all matters reserved) - Manufacturing facility (Use Class B2) with associated car parking, landscaping and site access.	Approved floorspace – 22,263 sq.m
		Date of permission	20-Nov-14		
		Type	RMA		
		If RMA, pursuant to what outline?	2014/23290 as amended by 2016/28337		
Redrow	Phase 2A, Zone 6	Permission ref.	2019/34668	Reserved Matters (Major) - Proposed revisions to reserved matters (appearance, landscaping, layout and scale) approved previously under 2017/30837, to provide 35 dwellings on approved plot numbers 1-5, 7-12, 94-107, 115-117 & 118-131 (a reduction of 7 units from 2017/30837) pursuant to outline permission 2015/26469.	Approved capacity - 151 Supersedes permission reference 2017/30837, which permitted 158 homes
		Date of permission	28-May-19		
		Type	RMA		
		If RMA, pursuant to what outline?	2015/26469		
Redrow	Phase 2B, Zone 6	Permission ref.	2018/32124	Reserved Matters (Major) - Proposed development of 86 dwellings with associated works (details of appearance, landscaping, layout and scale pursuant to Outline permission 2015/26469)	Approved capacity - 86 units
		Date of permission	04-Jul-18		
		Type	RMA		
		If RMA, pursuant to what outline?	2015/26469		
Royal Mail		Permission ref.	97/36676	PROPOSED MAIL PROCESSING CENTRE	Approved floorspace - 16,338sqm
		Date of permission	24-Sep-97		
		Type	Full		
		If RMA, pursuant to what outline?	N/A		
Royal Mail	Plot 7F	Permission ref.	2017/31212	Reserved Matters (Major) - Proposed Reserved Matters Application (Major) for the erection of 4 no. General Industrial (Use Class B2) and/or Logistics (Use Class B8) warehouses, with associated access, car parking, infrastructure and landscape proposals.	Approved floorspace 32,802sqm RMA total permitted floorspace: 72,200sqm
		Date of permission	30-Nov-17		
		Type	RMA		
		If RMA, pursuant to what outline?	2014/23290 as amended by 2016/28337		
Royal Mail/The Delivery Group	Plot 7E	Permission ref.	2017/31212	Reserved Matters (Major) - Proposed Reserved Matters Application (Major) for the erection of 4 no. General Industrial (Use Class B2) and/or Logistics (Use Class B8) warehouses, with associated access, car parking, infrastructure and landscape proposals.	Delivery Group floorspace: 13,113sq Royal Mail floorspace: 8,740sqm RMA total permitted floorspace: 72,200sqm
		Date of permission	30-Nov-17		
		Type	RMA		
		If RMA, pursuant to what outline?	2014/23290 as amended by 2016/28337		
Taylor Wimpey	Phase 3A, Zone 6	Permission ref.	2019/35721	Reserved matters (major development); Reserved matters application for the construction of 180 residential dwellings with associated access, parking, infrastructure and landscape proposals pursuant to outline planning permission 2015/26469 (all reserved matters).	Approved capacity - 180 units
		Date of permission	20-Dec-19		
		Type	RMA		
		If RMA, pursuant to what outline?	2015/26469		
Travis Perkins	Phase 1C	Permission ref.	2013/21695	Reserved Matters application for a logistics facility (Use Class B8) with landscaping pursuant 2003/01449 (as amended by 2012/20812).	Approved floorspace – 65,074 sq.m
		Date of permission	03-Jun-13		
		Type	RMA		
		If RMA, pursuant to what outline?	2003/01449 (as amended by 2012/20812)		
Unit 2	Zone 1&2	Permission ref.	2019/35646 (as amended by 2020/37807)	Reserved Matters Application (Major) - Application for the construction of three buildings for general industry (Use Class B2) and/or logistics/ warehousing (Use Class B8) with associated access, vehicle parking, infrastructure, ancillary office accommodation, gate house, swale zone, acoustic fence and landscaping - all reserved matters pursuant to outline planning permission 2017/30371.	Approved floorspace: 17,802sqm
		Date of permission	21-Nov-19		
		Type	RMA		
		If RMA, pursuant to what outline?	2017/30371		
Unit 3	Zone 1&2	Permission ref.	2019/35646 (as amended by 2020/37807)	Reserved Matters Application (Major) - Application for the construction of three buildings for general industry (Use Class B2) and/or logistics/ warehousing (Use Class B8) with associated access, vehicle parking, infrastructure, ancillary office accommodation, gate house, swale zone, acoustic fence and landscaping - all reserved matters pursuant to outline planning permission 2017/30371.	Approved floorspace: 20,932sqm
		Date of permission	21-Nov-19		
		Type	RMA		
		If RMA, pursuant to what outline?	2017/30371		

Omega Business Park Planning History (Outline)

Omega Business Park Planning History (Outline)					
Zone / Phase		Details	Description of Development		Details
Zone/Phase	Omega Phases 1&2	Permission reference Date of permission	2003/01449 05-Jun-07	Outline application for Omega Phases 1 & 2 involving phased redevelopment for primarily employment uses (offices, industrial, storage & distribution) with associated development for subsidiary uses (retail, food & drink, non-residential institutions & hotel), and associated car parking, landscaping and infrastructure, including demolition of existing structures on site.	<ul style="list-style-type: none"> •max gross floorspace 290,850 sq.m split between •130,000 sq.m of B1 •148,500 sq.m of B2 / B8 (of which no more than 44,550 sq.m for B2) •11,150 for hotel (C1); and •1,200 sq.m for A1, A3, A4, A5 & D1.
As amended by		Permission reference Date of permission Type	2015/26475 21-Dec-15 MMA	Variation of Conditions (Major Application) - Proposed variation of conditions 3, 4, 6 and 8 attached to outline planning permission 2013/22086 to refer to a new development parcels plan & schedule and to revise maximum floor space levels (including the introduction of B2 and B8 (general industrial/ logistics & distributive) floorspace, and a reduction in the previously permitted B1 office floor space); variation of condition 25 to reflect current parking standards; deletion of original conditions 26 (automated system to monitor vehicle trips); 35 and 36 (B1 floorspace triggers); addition of new condition (34) to require a legal mechanism to link to original S106 agreement.	<ul style="list-style-type: none"> •Approved floorspace – 242,391 sq.m split between •74,260 sq.m of B1 •155,781 sq.m of B2 / B8 (comprising 100,039 sq.m B8 Omega Phase 1 / 55,742 sq.m B2/B8 Omega Phase 2) of which no more than 16,723 sqm shall be used for B2 purposes (Omega Phase 2) •11,150 for hotel (C1); and •1,200 sq.m for A1, A3, A4, A5 & D1.
As amended by		Permission reference Date of permission Type	2016/27338 10-Feb-16 NMA	Non-Material Amendment - Proposed Amendments to conditions 3 (details of siting, design and external appearance), 4 (Development framework and masterplan), 6 (Development Parcels and Associated Infrastructure Plan) & 8 (Floor space not to exceed 242,391 Sqm gross) on approved application 2015/26475.	<ul style="list-style-type: none"> •Approved floorspace – 256,317 sq.m split between •74,260 sq.m of B1 •169,707 sq.m of B2 / B8 (comprising 113,965 sq.m B8 Omega Phase 1 / 55,742 sq.m B2/B8 Omega Phase 2) of which no more than 16,723 sqm shall be used for B2 purposes (Omega Phase 2) •11,150 for hotel (C1); and •1,200 sq.m for A1, A3, A4, A5 & D1.
As amended by		Permission reference Date of permission Type	2016/28246 21-Mar-17 MMA	Variation and removal of conditions (major application) - Proposed amendment to conditions 27 & 28 attached to planning permission 2015/26475 to provide for a revised layout of works relating to junction 8, M62 including revisions to the previously approved alignment of Charon Way. Removal of conditions 27; 28; 30; 31; 32; 33 and 34 (design & construction details and triggers for approval and completion of highway improvement works); attached to planning permission 2015/26475.	
Zone/Phase	Zone 7, Omega South	Permission reference Date of permission	2014/23290 16-May-14	Outline Application (Major) - The creation of up to 196,000 sq.m (2.1 million sq.ft) of B2 manufacturing and B8 logistics floorspace (split 30% B2/70% B8) with associated car parking, landscaping and infrastructure.	<ul style="list-style-type: none"> •Approved floorspace – 196,000 sq.m •Increased to 233,480 sq.m through S73 approval 2016/28337
As amended by		Permission reference Date of permission Type	2016/28337 31-Aug-16 MMA	Variation of condition - Variation of condition 5 attached to outline planning permission 2014/23290 so the total approved internal floor-space of the development shall not exceed 233,480 sqm (2.52 million sq ft.) and shall be used for B2 General Industrial and B8 Storage and Distribution uses only (Section 73 determination).	<ul style="list-style-type: none"> •Approved floorspace 233,480 sq.m (B2/B8)
Zone/Phase	Zones 3-6, Omega South	Permission reference Date of permission	2015/26469 01-Jun-16	Outline Planning (Major) - Outline Planning Application for the creation of up to 1100 residential units and mixed-use zone to include retail/ food and drink uses (Use Classes A1; A2; A3; A4 and A5), Hotel (Use Class C1), Extra Care Facility (Use Class C2) and Non- Residential Institution (Use Class D1) with associated access, parking, landscape and infrastructure proposals (all other detailed matters are reserved for later approval).	Approval for: <ul style="list-style-type: none"> •Up to 1,100 units •Supermarket (A1) – 2,000 sq.m •Shops (non-food) (A1) – 1,500 sq.m •Financial & Professional Services (A2), Restaurants & cafes (A3) drinking Establishments (A4) and Hot Food Takeaways (A5) - 2,000 sq.m •Hotel (C1) – 2,850 sq.m •Residential Institution (C2) – 80 beds •Non-residential Institutions (to include Primary Care Facility) (D1) - 1,500 sq.m
Zone/Phase	Zones 1&2, Omega South	Permission reference Date of permission	2017/30371 13-Sep-17	Outline application (major development); Proposed development consisting of manufacturing (B2) and distribution/ logistics (B8) (in a 30 per cent B2 to 70 per cent B8 ratio) and Office (B1a) floorspace with associated car parking, landscaping and infrastructure (detailed matters of appearance; landscaping; layout and scale are reserved for subsequent approval).	<ul style="list-style-type: none"> •Approved floorspace – 129,131 sq.m split between •59,456 sq.m of B1 •69,675 sq.m of B2 / B8 (of which no less than 16,723 sqm for B2)
Zone/Phase	Phase 4-7, Omega South	Permission reference Date of permission	2019/36241 24-Dec-20	Outline Planning Permission for the development of up to 617 residential units and mixed-use zone to include retail/food and drink uses (Use Classes A1; A2; A3; A4 and A5), Hotel (Use Class C1), Extra Care Facility (Use Class C2) and Non-Residential Institution (Use Class D1) with details of access only (all other matters are reserved for subsequent approval).	Approval for: <ul style="list-style-type: none"> •Up to 617 units •Hotel (C1) – 2,850 sq.m •Residential Institution (C2) – 80 beds •Supermarket (A1) – 2,000 sq.m •Shops (non-food) (A1) – 1,500 sq.m •Financial & Professional Services (A2), Restaurants & cafes (A3) drinking Establishments (A4) and Hot Food Takeaways (A5) - 2,000 sq.m •Non-residential Institutions (to include Primary Care Facility) (D1) - 1,500 sq.m

NOTES
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 Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only. Subject to statutory approvals and survey.
 Building areas are liable to adjustment over the course of the design process due to the ongoing construction detailing developments.
 Please note the information contained within this drawing is solely for the benefit of the employer and should not be relied upon by third parties.
 The CDM hazard management procedures for the Chetwoods aspects of the design of this project are to be found on the "Chetwoods - Hazard Analysis and Design Risk Assessment" and/or drawings. The full project design teams comprehensive set of hazard management procedures are available from the Principle Designer appointed for the project.



- Plots Area
- Landscape
- Established Mature Landscape
- Residential
- SUDS/Basins & Swale
- Mixed Use



SK5 Updated as Comments	26/03/21	MM/SF
SK4 Updated as Comments	26/03/21	MM/SF
SK3 Updated as Comments	25/03/21	MM/SF
SK2 Updated as Comments	21/03/21	RC/SF
SK1 Issue for Information	18/03/21	RC/SF
Rev	Revision Description	Date Author Reviewer

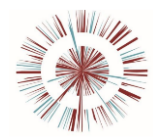
SKETCH

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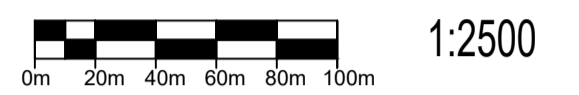
Project
OMEGA WEST, WARRINGTON
 Client
OMEGA WARRINGTON LIMITED
 Drawing Title
OVERALL MASTERPLAN

Scale	Size	Drawn	Checked	Date			
1:5000	A1	RC	SF	18/03/21			
Project	Originator	Zone	Level	Type	Role	Number	Rev
4150	CA	00	00	DR	A	05307	SK5



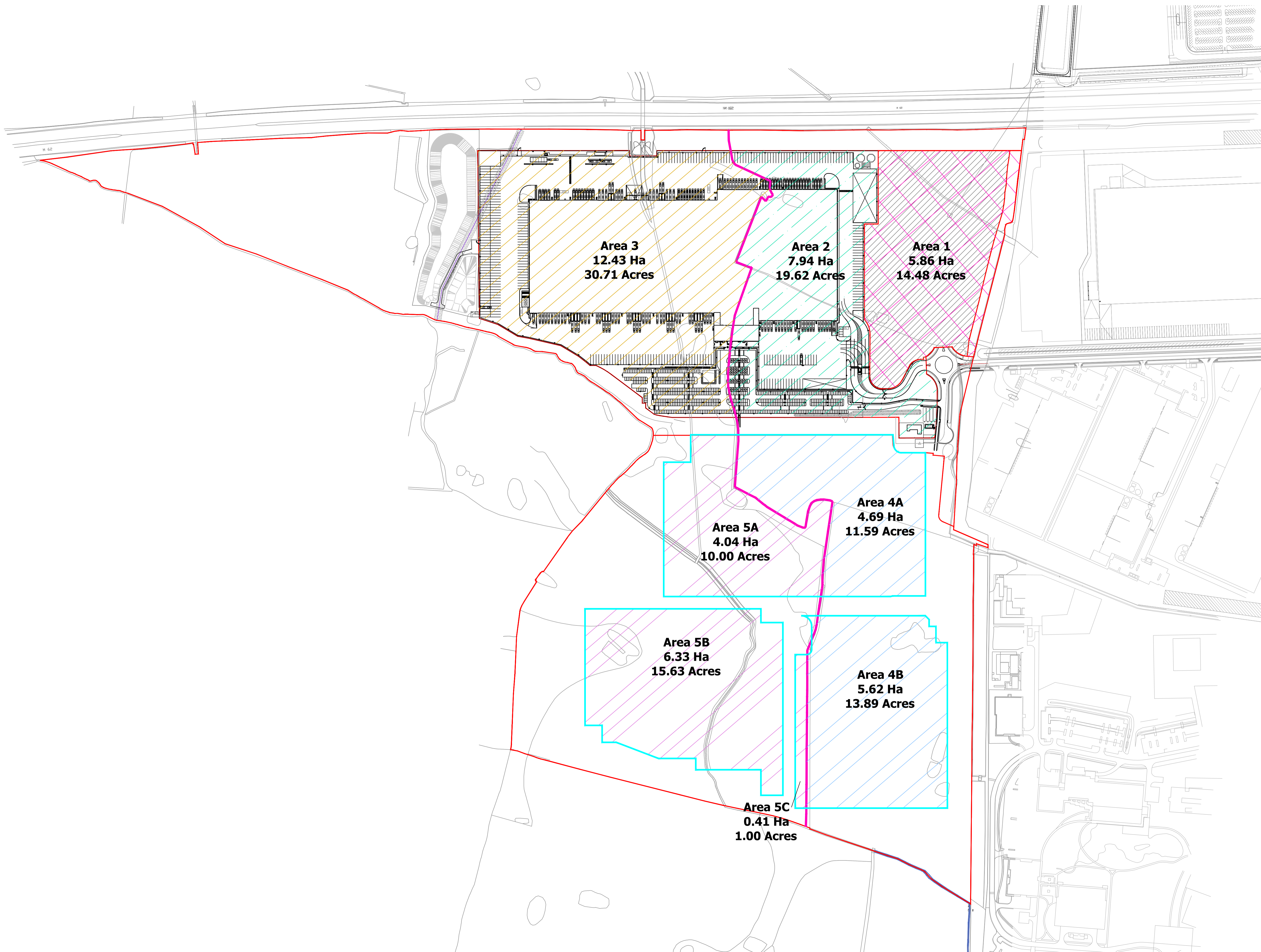
Appendix 3 – Site Boundary Areas

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— Site Boundary
 — Homes England Boundary

Boundary red line is based on rescaled Title plan: MS366965, MS462582, MS407533 & Homes&Communities Agency Site Plan HCA Land to the west of Omega St Helen's A4121544 14.01.2016, the accuracy can not be relied on.
 Boundary & road layout based on rescaled WSP T J Morris Civils Works Plan, 0723-Z8-GA-100, the accuracy can not be relied on. Refer to WSP drawing for details.



SK3 Area Boundary updated to Comments	26/03/21	RC/SF
SK2 Area Boundary updated to NDA	15/03/21	RC/SF
SK1 FIRST ISSUE	15/03/21	RC/SF
Rev	Revision Description	Date Author Reviewer

SKETCH

32 Frederick Street, Birmingham, B1 3HH +44 (0)121 234 7500 www.chetwoods.com



Project

OMEGA ZONE 8, ST HELENS

Client

OMEGA ST HELENS LTD / T.J.MORRIS LTD

Drawing Title

SITE BOUNDARY AREAS

Scale	Size	Drawn	Checked	Date
1:2500	A1	RC	SF	15/03/21

Project	Original	Zone	Level	Type	Rate	Number	Rev
4150	CA	00	00	DR	A	05305	SK3