

Planning Inspectorate
Via email north1@planninginspectorate.gov.uk

Date: 7 May 2026
Our ref: 41529/09/BOC/AKn/41093954v1

To Whom It May Concern

Chapel Lane, Widnes: Re-consideration of Procedure for Appeal

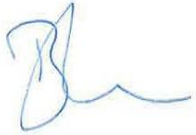
I am writing in relation to the Chapel Lane, Widnes appeal (PINS Ref: 6007472), which the Planning Inspectorate has determined should proceed by way of a hearing and to request reconsideration of the mode of appeal. Our view is that the appeal should be determined by way of an inquiry for the reasons set out in section 10 of our appeal statement.

In addition to the Planning Inspectorate's guidance, we have also had regard to the criteria for calling in an application in the Written Ministerial Statement. Generally, it is only the most significant or controversial schemes that are called in for determination by the Secretary of State. However, it appears to us that some of the criteria for call-in would apply to this appeal and further justify the inquiry procedure. In particular, we draw your attention to the following:

- 1 The appeal gives rise to substantial cross-boundary controversy and has generated significant local interest. This is a cross-boundary application, straddling the administrative boundaries of Knowsley and Halton Borough Councils. The public consultation on the application generated over 1,000 representations. Taylor Wimpey's project page for this development currently has 272 persons registered as interested in the appeal.
- 2 The appeal may have significant long-term impact on meeting housing needs across a wider area than a single local authority. The majority of the application site lies in the administrative boundary of Halton Borough Council. The land within Halton was released from the Green Belt and allocated for residential development in Halton's Local Plan. Halton's housing land supply position relies on the delivery of this site, which is dependent on securing access in Knowsley's administrative area through this appeal. Unfortunately, local councillors in Knowsley expressed the view in the planning committee meeting that their residents had nothing to gain in allowing the appeal because the housing would not contribute to their own housing land supply position.

We respectfully invite you to consider these reasons, together with those provided in our appeal statement, and to upgrade the appeal procedure from a hearing to an inquiry.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'B O'Connor', with a stylized, cursive script.

Brian O'Connor

Senior Director

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