

Langtree Property Partners

# Warrington Local Plan Examination

Hearing Statement – Matter 1

July 2022



# 01 Introduction

## Introduction

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- 1.1 This is a Hearing Statement prepared by Spawforths on behalf of Langtree Property Partners (Langtree) in respect of:
  - Matter 1: Procedural/legal requirements
- 1.2 Langtree has significant land interests in the area and has made representations to earlier stages of the Local Plan process.
- 1.3 The Inspector's Issues and Questions are included in **bold** for ease of reference. The following responses should be read in conjunction with Langtree's comments upon the Warrington Local Plan 2021-2038 Submission Version, dated November 2021.
- 1.4 Langtree has also expressed a desire to attend and participate in Matter 1 of the Examination in Public.

# 02 Matter 1 – Procedural / legal requirements

## Issue

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- 2.1 Whether the Council has complied with relevant procedural and legal requirements.

## Questions

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### **Question 6: What is the intended status of the illustrative Development Concept drawings and Illustrative Concept Plans for the Main Development Areas?**

- 2.2 Langtree consider that the illustrative Concept Plans are for illustrative purposes only as the title of the concept plan states “illustrative”. Langtree notes that in paragraph 10.2.17 of the Local Plan with regards to the Warrington Urban Extension it states that the concept plan “shows how the urban extension could be implemented. It is for illustrative purposes only.”
- 2.3 However, similar references do not appear immediately obvious in other Main Development Area policies. Langtree therefore consider it would be useful to have similar text and references in all the MDA policies.

### **Question 7: What is the intended role of Development Frameworks for Main Development Areas? How will the Local Plan relate to these and masterplans?**

- 2.4 Langtree understand that the Development Framework is to agree how the site wide requirements of Main Development Areas can be addressed. However, Langtree considers that the scope of the Development Framework could constrain the timely delivery of a scheme.
- 2.5 For example, as highlighted by Langtree in Matter 6f in relation to the South East Warrington Employment Area, paragraph 10.6.5 explains that the “Development Frameworks will need to be agreed with the Council and other stakeholders, including Highways England, prior to development coming forward. Once agreed, the Development Framework will enable individual

development proposals to come forward within the allocation in a coordinated manner”. Langtree considers that such an approach can be managed through an agreed comprehensive masterplan that is approved as part of a planning application process.

- 2.6 This clear and agreed approach is evident from the Delivery Report, which is appended to the Statement of Common Ground for the South East Warrington Employment Area and the resolution to grant planning permission for Six56.

## Proposed Change

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- 2.7 To overcome the soundness matters Langtree proposes the following changes:-
- Remove the requirement for Development Frameworks.