

22 July 2022
L220722 – St Modwen and Patrick Properties Letter



Kerry Trueman
Programme Officer Solutions Limited
1 Bertram Drive
Wirral
CH47 0LG

Sent via e-mail to kerry.trueman@warrington.gov.uk

Matthew Sobic
E: [REDACTED]
[REDACTED]
Belvedere
[REDACTED]
[REDACTED]
savills.com

Dear Ms Trueman

**WARRINGTON LOCAL PLAN EXAMINATION
LAND TO THE EAST OF JUNCTION 21 OF THE M6
JOINT STATEMENT PREPARED ON BEHALF OF ST MODWEN DEVELOPMENTS LIMITED AND
PATRICK PROPERTIES**

This letter is issued to the Inspectors examining the emerging Warrington Local Plan on behalf of St. Modwen Developments Limited and Patrick Properties. It is provided in advance of the Examination in Public ('EiP') and its purpose is to outline the position of St. Modwen and Patrick Properties who are promoters of two parcels of land identified on Drawing Ref. 01-212 Revision A that are located adjacent to the east of Junction 21 of the M6 in Warrington.

St. Modwen and Patrick Properties' (herein referred to as 'the Parties') parcels of land measure 71.5 and 100 hectares respectively and would be accessed from Manchester Road that provides access to Junction 21 of the M6. The parcels of land have the potential to deliver approximately 40 hectares of land each for employment development (i.e. a total of approximately 80 hectares), together with the opportunity to provide substantial benefits to public transport infrastructure.

Both Parties are in discussions with each other and agree that there is an opportunity for wider comprehensive development of the Site, given their respective land parcels lie adjacent to each other, delivering significant economic, social and environmental benefits to the Warrington area.

The Parties have been in dialogue with Warrington Council in relation to the allocation of the parcels of land and will be appearing at the forthcoming EiP separately to put forward the case for the allocation of the parcels of land for employment development and associated development. The case put forward by St. Modwen is that there is an objectively assessed need for employment land development in Warrington that significantly exceeds the land that has been allocated for such development in the emerging Local Plan. That need has been assessed by Savills (UK) Limited on behalf of St. Modwen and is considered to be a methodologically sound basis for assessing the requirements for employment land in Warrington in accordance with both the National Planning Policy Framework and Planning Practice Guidance. By contrast, the LPA's assessment of need is flawed and unsound. St. Modwen consider the Plan should be based on the Savills' assessment of employment land need. Patrick Properties support St. Modwen by confirming that the analysis undertaken by Savills is the appropriate basis under which employment land needs for Warrington should be considered and will endorse that position at the forthcoming EiP. Accordingly, the Plan is currently unsound but can be made sound through a further call for sites and the allocation of further employment land.

Patrick Properties also consider there is a need for additional employment land to be allocated in the emerging Local Plan and has confirmed its position in promoting its parcel of land that there are wider substantial infrastructure benefits that could be delivered by its site in addition to meeting employment land needs including the provision of and improvements to sustainable travel infrastructure. These measures include the opening

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of a new southern access to Birchwood railway station and the provision of park and ride facilities alongside the station. This would assist in increasing the capacity of the railway network and provide a sustainable travel hub at Birchwood Railway Station for which Patrick Properties will be putting its case forward at the EiP. St. Modwen recognises the benefits that the sustainable travel infrastructure could deliver.

With the above in mind, the Parties confirm that if the Inspectors are minded to seek the allocation of the whole of both parcels of land for employment and infrastructure development, both of the Parties are committed to working with each other to ensure the comprehensive development of both parcels of land to realise development that delivers sustainable economic growth in Warrington and provides for wider social and environmental benefits in the delivery of sustainable development at the site.

The Parties trust that this letter will be acknowledged and taken into account by the Inspectors and are happy to review and discuss the matter further with them at the EiP.

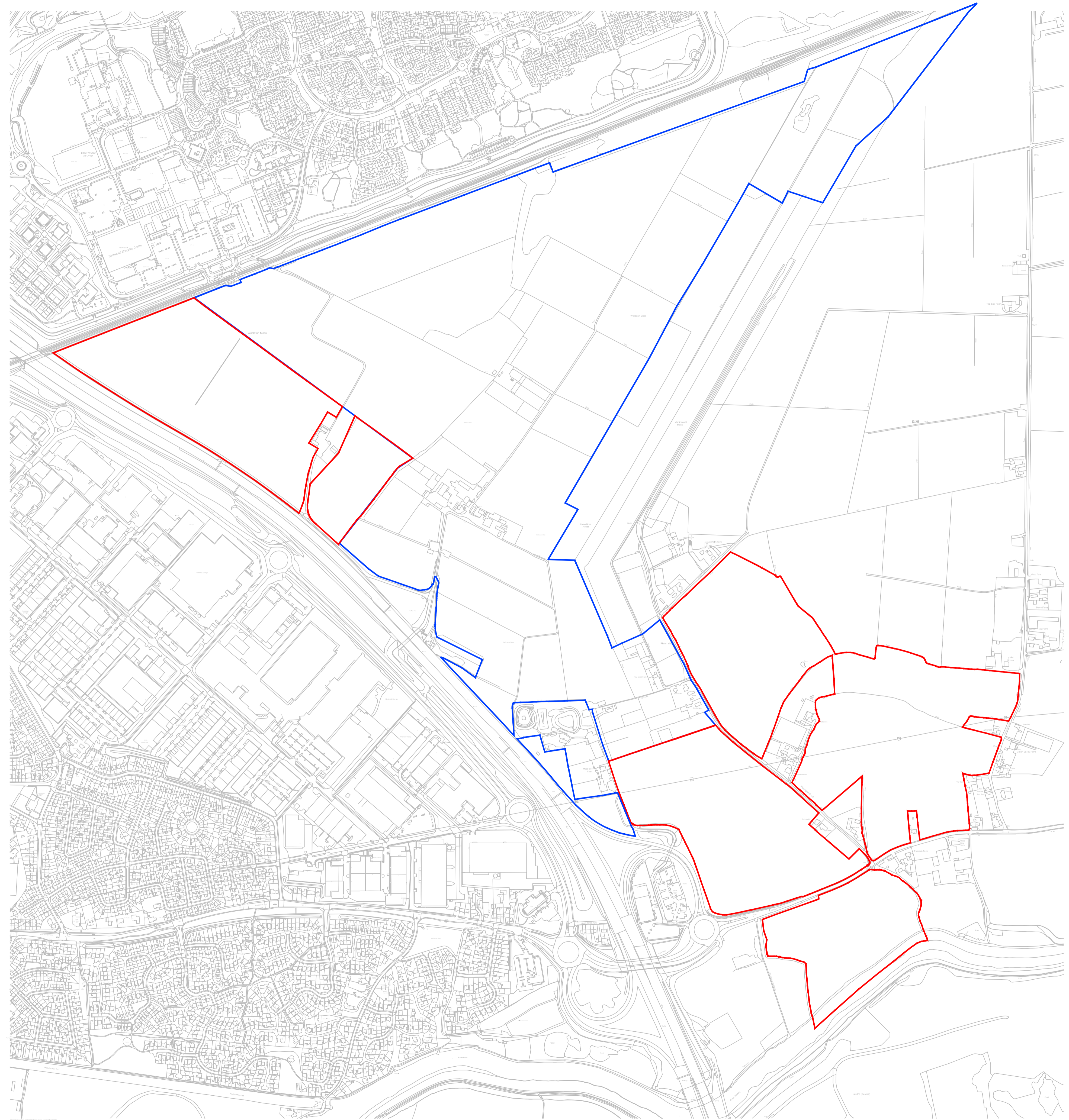
We would be grateful if confirmation can be provided that the Inspectors have received a copy of this letter and if there are any questions in the meantime, please do get in contact.

Yours sincerely,

A handwritten signature in black ink that reads "Savills". The signature is written in a cursive, flowing style.

Savills (UK) Limited
Planning

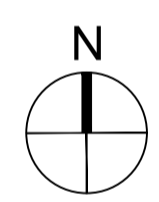
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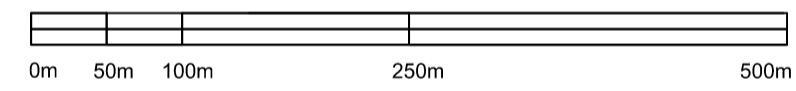
Contractors are not to scale dimensions from this drawing

Key

- St Modwen land area
- Patrick Properties land area



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BroadwayMalyan^{BM}
 Architecture Urbanism Design



Client
St. Modwen
 Project
Rixton - Junction 21 of the M6

Description
**Site Location Plan
 Combined Land Areas**

Status
DRAFT

Scale	Drawn	Date
1:5000@A1	BM	July '22
Job number	Drawing number	Revision
34799	01-212	A