



Hearing Statement on behalf of Wain Homes (North West) Ltd (ID: UPSVLP 2471)

In relation to: Matter 6b – Main Development Area: South
East Warrington Urban Extension

Warrington Local Plan Examination

Emery Planning project number: 19-202

Emery Planning



www.emeryplanning.com

Emery Planning



unlocking development opportunities

Project : 19-202
Site address : Warrington Local Plan,
Warrington, TBC
Client : Wainhomes (North West) Ltd

Date : 22 July 2022
Author : Wiktoria Sypnicka/John
Coxon

Approved by : Stephen Harris

Important notes:

This report has been prepared for the client by Emery Planning with all reasonable skill, care and diligence.

No part of this document may be reproduced without the prior written approval of Emery Planning.

Emery Planning Partnership Limited trading as Emery Planning.

Contents:

1. Introduction	1
2. Wain Homes (NW) Ltd response to the Inspector's questions	1

1. Introduction

1.1 Emery Planning is instructed by Wain Homes (North West) Ltd (hereafter referred to as “Wain Homes”) to submit a written response to the Inspector’s Matters, Issues and Questions in relation to Matter 6b – Main Development Area: South East Warrington Urban Extension of the Warrington Local Plan Examination. Wain Homes has an interest in the following omission sites:

- Land at Lumber Lane, Burtonwood; and,
- Land at Runcorn Road, Moore - part of the former draft allocation: Warrington South West urban extension.

1.2 This hearing statement should be read in conjunction with our detailed representations to the Regulation 19 Pre-Submission Draft of the Warrington Local Plan, and our other Hearing Statements submitted to this examination.

2. Wain Homes response to the Inspector’s questions

Question 10 - Is the development proposed viable and deliverable as anticipated within the plan period? What is the situation in relation to land ownership and developer interest?

2.1 The evidence to demonstrate how 2,400 homes will be achieved across the site is insufficient.

2.2 The Council should address the following points within their evidence to justify the proposed delivery timescales and viability of the site:

1. How long a planning application will take to prepare, submit and be determined?
2. How long it will take for the s106 agreement to be negotiated and agreed?
3. Whether an allowance needs to be made for the site to be sold to a developer/housebuilder?
4. How long it will take for applications for reserved matters and discharge of conditions to be made, considered and approved?
5. Whether there is infrastructure that needs to be put in place before the site can start delivering dwellings and how long this will take? and
6. Whether there are any other site-specific considerations which would affect a start on site?

- 2.3 Whilst the Site Profile (CD02) for the urban extension provides detail of consents surrounding it, there is no indication of further planning applications being prepared or what the timescales may be. Appendix 5 of the 2021 SHLAA (Sample Site Lead-In Times) indicates an average of 3.73 years for the completion of a site from the time of submission. However, the sample sites did not exceed 424 dwellings with some sites taking as long as 15 years from the receipt of the outline planning application. It is therefore unlikely that the application will come forward as quickly as anticipated by the Council.
- 2.4 Furthermore, whilst reserved matters were approved in July 2021 at the Grappenhall Heys site (2021/38524 & 2020/38247), we note a number of discharges of condition applications have been submitted but not yet discharged (2021/40740, 2021/39758, 2021/38547). It is also noteworthy that for those discharge of conditions applications which have been decided, not all conditions were discharged and details will need to be resubmitted.
- 2.5 In relation to the Appleton Cross site, a Reserved Matters application was approved in September 2019 (2019/35105) and development is now under construction, however some conditions are yet to be discharged.
- 2.6 The proposed build out rates are not justified. The Council's evidence within the SHLAA suggests an average of 56dpa. The Grappenhall Heys site (Off Curzon Drive) proposes a delivery of 64, 68 and 72 dwellings per annum respectively between 2022 and 2026, whilst the Appleton Cross site proposed a delivery of 70dpa between 2022 and 2027. These assumptions are overly optimistic and unlikely to be achieved given the average buildout rates and ongoing issues with the supply of materials, leading to long lead-in times and increasing costs. The urban extension is also being brought forward on a number of sites with varying ownership and constraints, therefore realistically it is not clear how this can be achieved within the proposed timescales.