

Langtree Property Partners

Warrington Local Plan Examination

Hearing Statement – Matter 6c

July 2022



01 Introduction

Introduction

- 1.1 This is a Hearing Statement prepared by Spawforths on behalf of Langtree Property Partners (Langtree) in respect of:
 - Matter 6c: Fiddlers Ferry
- 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 6c of the Examination in Public.

02 Matter 6c – Fiddlers Ferry

Issue

- 2.1 Whether the Fiddlers Ferry Main Development Area (Policy MD3) is justified, effective and consistent with national policy.

Questions

Question 16: Is the development proposed viable and deliverable within the plan period? What is the situation in relation to land ownership and developer interest?

- 2.2 Langtree understands that Peel Group are now taking the Fiddlers Ferry site forward, although no updated evidence on delivery at the time of preparing the hearing statement is currently available within the Examination Library.
- 2.3 Langtree therefore maintains that Fiddlers Ferry is a constrained site that is not high scoring within the EDNA, which highlights delivery concerns and scores the site as only B- and as the fourth option to accommodate the future employment growth of the Borough.
- 2.4 The Council's evidence notes this site is a former power station, which is constrained, indicating contaminated land, HSE COMAH zones and site clearance works. The potential timescales shown at the time of preparing the hearing statement suggest site decommissioning works could take seven years from spring 2020, therefore the site is not broadly available until 2027. Nevertheless, the Council's evidence indicates this is ambitious and that the site is not likely to be available until 2030, which is considered more likely.
- 2.5 Furthermore, in relation to housing the trajectory does not appear to immediately reflect the site decommissioning works. The trajectory tables appended to the Plan show Fiddlers Ferry to be coming forward with 35 dwellings in 2025/26 at the end of the first five years of the Plan period, and is therefore considered to be "deliverable" in accordance with the Framework. Furthermore, the trajectory continues to show the site rising to 70 dwellings per year. The trajectory shows that

305 dwellings are delivered on Fiddlers Ferry when the Council evidence shows the site is more likely to be unavailable.

- 2.6 Langtree understands that this site is a regeneration opportunity, however there should be fall back alternative options and flexibility in the Plan if this site does not come forward as expected.

Question 18: What is the expected timescale and rate of development and is this realistic?

- 2.7 As stated in response to Question 16 the timescales for delivery within the Council's evidence are do not appear to take into account the site constraints and the decommissioning works required prior to housing and employment development occurring.

- 2.8 Langtree considers a more reasonable and pragmatic approach should be taken in the Plan for the delivery of Fiddlers Ferry and that further sites are identified to accommodate for any potential slippages.

Question 19: Are any main modifications necessary for soundness?

- 2.9 Langtree considers that further flexibility is incorporated into the Plan.

Proposed Change

- 2.10 To overcome the soundness matters Langtree proposes the following changes:-

- Further flexibility should be incorporated into the Plan including Six56 Phase II as safeguarded land and Appleton Thorn for residential.