

Langtree Property Partners

# Warrington Local Plan Examination

Hearing Statement – Matter 11

August 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 11: Transport and other infrastructure
- 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 11 of the Examination in Public.

# 02 Matter 11 – Transport and other infrastructure

## Issue

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- 2.1 Whether the Local Plan is justified, effective and consistent with national policy in relation to the approach to transport and other infrastructure.

## Questions

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### Delivering Infrastructure (INF5)

#### Question 9: Is Policy INF5 sufficiently flexible in terms of taking account of the impact on viability?

- 2.2 Langtree query some aspects of Policy INF5, in particular Points 5 and 6 which do not reflect national policy and guidance.
- 2.3 Point 5 explains the areas to be included in planning contributions, but then states that these areas are not limited. Langtree would like to highlight that national guidance states that policies on planning obligations should be clear so that they can be accurately accounted for in the price paid for land. Guidance continues stating that such policies should be informed by evidence of infrastructure needed and the level of contributions should be assessed through the Viability Appraisal for the Plan.
- 2.4 Langtree consider that the areas and types of contributions should be clear established in policy. The current terminology in Point 5 is vague and lacks clarity and certainty for delivery.
- 2.5 Furthermore, Point 6 suggests that the only areas that can be discussed on viability are new areas that have arisen post preparation of the Plan. However, Langtree query the Viability Appraisal in relation to the South East Warrington Employment Area, which does not reflect accurately the proposal. Langtree support the overall conclusion on the viability of the site, however Langtree suggest there is an over emphasis on additional utilities and strategic infrastructure costs and that

further evidence and reasoned justification should be provided or the Viability Appraisal be updated to reflect the proposed employment allocation.

**Question 10: Is the approach to a review mechanism for planning obligations justified?**

2.6 Langtree do not have any comments on this particular issue.

**Question 11: In other respects, is Policy INF5 justified, effective and consistent with national policy?**

2.7 Langtree do not have any comments on this particular issue.

## Main Modifications

**Question 13: Are any main modifications to the above policies necessary for soundness?**

2.8 Langtree considers that the Viability Appraisal should be updated and Policy INF5 should be updated to reflect national policy and guidance.

## Proposed Change

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

- Update Policy INF5 to reflect national policy and guidance.
- Update Viability Appraisal.