

Warrington Local Plan 2021-2038: Examination in Public

Hearing Statement by Peel L&P (Holdings) UK
Ltd (representor no. UPSVLP 0426)

Matter 14: Monitoring and Review

August 2022

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Client

Peel L&P (Holdings) UK Ltd

Our reference

PEEM3056

5 Aug 2022

1. Introduction

- 1.1 This Statement is prepared by Turley on behalf of Peel L&P (Holdings) UK Ltd (hereafter called 'Peel') in respect of the examination of the Warrington Local Plan 2021-2038. It provides Peel's response to the Matters, Issues and Questions ('MIQs')¹ identified by the Inspectors in respect of Matter 14: Monitoring and Review.
- 1.2 The context to Peel's representations, including its development interests in the Borough, is set out in its Matter 1 statement.
- 1.3 This Statement should be read alongside Peel's statements in relation to Matters 1, 3, 4, 6a, b and c, 7a, b, c and d, 8 and 11. It should also be read alongside statements submitted jointly on behalf of Peel L&P (Holdings) UK Ltd and Peel Ports (representor number UPSVLP 0438) which relate specifically to Peel's land interest at Port Warrington and Warrington Waterfront.

¹ ID02

2. Matter 14: Monitoring and Review

Q2: How will any issues of delivery of housing be identified and addressed? Will this be effective?

Q5: Are any main modifications to Policy M1 necessary for soundness?

- 2.1 Peel's statements in relation to Matters 3 and 8 have raised concerns regarding the certainty of the residential land supply from the urban area owing to a number of factors, including the deliverability of the Western Link, past record of delivery and the reliance on the emergence of a new and unproven Town Centre residential market.
- 2.2 In combination, these factors present a high level of risk in relation to the deliverability of the urban residential supply. A higher flexibility allowance (between 20 and 25%) is necessary to mitigate this risk as outlined in Peel's Matter 3 and 8 statements.
- 2.3 Peel's Matter 3 Statement also outlines the need for safeguarded land designations to ensure the requirements of paragraph 140 of the National Planning Policy Framework ('NPPF') are satisfied and thus to achieve a sound plan. Peel's land holdings at the South West Urban Extension ('SWUE'), Lady Lane (Croft), North of Culcheth, Manchester Road (Hollins Green) and Rushgreen Road (Lymm), which have been consistently promoted for development through the preparation of the Local Plan, would represent suitable and sustainable safeguarded designations in this regard.
- 2.4 In the context of under delivery, a consideration of whether specific safeguarded sites should be permitted to come forward for development before the end of the plan period would provide an appropriate course of action, alongside the others outlined in Policy MD1.
- 2.5 Policy M1 paragraph 3 should therefore be modified to reflect this as an additional form of mitigation in the circumstances of under delivery.

Turley Office



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