

Langtree Property Partners

Warrington Local Plan Examination

Hearing Statement – Matter 14

August 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 14: Monitoring and Review
- 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 14 of the Examination in Public.

02 Matter 14 – Monitoring and Review

Issue

- 2.1 Whether the approach to monitoring and review is justified, effective and consistent with national policy.

Questions

Question 1: How will the implementation and effectiveness of the Local Plan be monitored? Will the monitoring framework in Appendix 2 provide an effective basis to do this?

- 2.2 Langtree supports a review mechanism for the Plan, however this needs to be clear and there need to be specific monitoring targets and trigger mechanisms. At present the monitoring framework and Policy M1 are not entirely aligned. As highlighted in Langtree's original representations employment and economic growth matters are not included within Policy M1.

Question 2: How will any issues of delivery of housing be identified and addressed? Will this be effective?

- 2.3 Langtree do not have any comments on this particular issue.

Question 3: How will any issues of delivery of the Main Development Areas be identified and addressed? Will this be effective?

- 2.4 As highlighted earlier, Langtree is concerned that Policy M1 does not adequately cover employment and economic growth matters. This matters is reinforced as the Council have an identified shortfall of employment land and have already indicated that an early review of the Plan

will occur in relation to employment land matters. Langtree consider there should be a clear link between the monitoring framework and Policy M1.

Question 4: What is the overall approach to reviewing the Local Plan?

- 2.5 Langtree supports the principle of Policy M1 and its mechanisms for monitoring and review of the Local Plan. However, this policy only relates to housing and the delivery of housing. Given the need and strategy for employment and economic growth in the Borough the Monitoring Framework should encompass all policies, including employment land delivery.
- 2.6 This approach is reinforced through the Council having an identified shortfall against employment need; there are concerns with the delivery of Fiddlers Ferry, and the Council has highlighted already the need for an early review of the Plan for employment growth.
- 2.7 Langtree would suggest that employment delivery should also be contained within the Monitoring Framework. Such an approach is supported by cross references within the Policy to Appendix 2, which includes Policy DEV4 and the MD policies. However, there needs to be a trigger mechanism to measure performance, which Langtree is happy to work with the Council on.

Question 5: Are any main modifications to Policy M1 necessary for soundness?

- 2.8 Langtree considers that employment land delivery should be referenced in Policy M1.

Proposed Change

- 2.9 To overcome the soundness matters Langtree proposes the following changes:-
 - Include employment land delivery in Policy M1.