

EiP Statement

Warrington Updated Proposed Submission Version Local Plan 2021-2038 (September 2021) Bellway Homes (Manchester) Representor ID UPSVLP 2460

Our ref 64008/02/SPM

Date August 2022

Subject Matter 8: Housing Land Supply

1.0 Introduction

- 1.1 This Hearing Statement has been prepared by Lichfields on behalf of Bellway Homes (Manchester Division) [Bellway] (Respondent No: 2460) in relation to Matter 8 (Housing Land Supply). This Statement has been written in respect of Bellway's land asset at Tanyard Farm, Lymm, allocated in the Warrington Updated Proposed Submission Version Local Plan 2021-2038 (September 2021) [WUPSVLP] (Policy OS5 – Rushgreen Road).
- 1.2 This Statement has been prepared in response to the Matters, Issues and Questions raised by the Inspector for the Matter 8 Examination in Public [EiP] hearing sessions on Housing Land Supply.
- 1.3 Bellway and/or the landowner have previously submitted representations in relation to WUPSVLP Regulation 18 and 19 consultation stages of the Plan in support of the site and concerning the overall strategy and other proposed policies.
- 1.4 Separate statements have been submitted in respect of the following Matters:
- 1 Matter 3 – The Spatial Strategy; and,
 - 2 Matter 7d – Site Allocations – Lymm (Policy OS5 – Rushgreen Road).
- 1.5 This Statement expands upon Bellway's previous representations made on the WUPSVLP and focuses on the Inspector's specific issues and questions. Where relevant, the comments made are assessed against the tests of soundness established by the National Planning Policy Framework [the NPPF] and the National Planning Practice Guidance [Practice Guidance].
- 1.6 Alongside the land at Tanyard Farm, Lymm, Bellway is also promoting additional land at Deacons Close, Croft (Policy OS1 – Croft) and Land at Golborne Road (Policy OS6 – Land to the north of Winwick) to contribute towards the council's requirement for new homes in the Borough. Bellway supports these allocations within the WUPSVLP.

2.0 Questions

Question 2. For each of the following sources of housing land supply for the whole plan period in turn, what are the assumptions about the overall scale, lead in times, timing and annual rates of delivery? What is the basis for these assumptions and are they realistic and justified?

(f) Each of the site allocations in outlying settlements

- 2.1 The WUPSVLP sets out the spatial strategy for Warrington, which has been progressed based on Option 2, as set out within the Council’s Development Options and Site Assessment Technical Report (September 2021) and selected based on the Council’s Preferred Development Option Regulation 18 Consultation, undertaken in July 2017. Option 2 involves the majority of Green Belt release to occur adjacent to the main urban area with incremental growth in outlying settlements, of around 800 homes. This option performed the best against the plan’s objectives, concluding that¹:
- “Focusing the majority of Green Belt release adjacent to the main urban area is considered to provide the best development option to ensure the sustainability of Warrington’s growth as a whole, whilst enabling incremental growth to the outlying settlements that will contribute to their long-term vitality.”*
- 2.2 This will see a minimum of 801 homes delivered on allocated sites to be removed from the Green Belt adjacent to outlying settlements with a minimum of 306 homes delivered in Lymm, which includes a minimum of 136 homes at Rushgreen Road (Policy OS5). This should be seen as the very minimum number of houses that could be delivered within the current proposed allocation boundary of the site. Bellway are supporting amending the boundary of the proposed allocation and including additional land. This is covered in Bellway’s response to matter 7(d)(ii). If this additional land were to be included, it could deliver between another 40 and 50 units and the site would be able to deliver a minimum of 170 homes.
- 2.3 The Council’s Settlement Profiles – Outlying Settlements report (July 2017) [O6] identifies that Lymm is a sustainable location to accommodate ‘incremental growth’, with increased opportunities for local facilities and services to thrive and grow as a result of this site allocation in accordance with the NPPF [§79].
- 2.4 The WUPSVLP [§10.10.3] states that the first homes are anticipated to be completed in 2024/25, with the development completed within the first 10 years of the Plan period. The WUPSVLP’s Housing Trajectory evidences that 52 houses are expected to come forward in the first five years, with the remaining 84 houses expected to come forward between years 6 and 8. Bellway have submitted an application on the main part of the allocation (and some additional land associated with Phase 1) for 143 dwellings (ref. 2022/41134). It is hoped that this will be approved later in 2023. Bellway are currently on site constructing their Phase 1 development and the intention is to continue constructing the balance of the site (the allocation) immediately. It is expected that construction of Phase 2 (the allocation) will

¹ Development Options and Site Assessment Technical Report (September 2021)

begin as soon as the permission is granted and pre-commencement conditions have been discharged which is envisaged to be ahead of the adoption of the Local Plan. This will provide Bellway with continuity of build and allow the early delivery of the health centre for which there is an urgent need to meet current health care requirements.

- 2.5 It is understood that a further application has also been submitted on the balance of the allocation, although this does not at the current time appear to have been validated.
- 2.6 Having regard to the fact that applications have already been submitted, Bellway considers that all of homes on land under its control will be completed within the first 5 years of the plan period.
- 2.7 Therefore, given that the site allocation is considered to be suitable, available and achievable², there are two willing landowners, there are two developers with application submitted and/or currently being considered, that the site has no technical or environmental constraints that will preclude the delivery of housing on this site, Bellway considers that the delivery rates should be more ambitious and it is expecting to have completed this site within the first 5 years of the plan period. Consequently, the green field and relatively unconstrained nature of the site will ensure housing is delivered early on in the Plan period, to help to meet the borough's identified housing needs in the shorter term.

² Proposed Submission Version Local Plan Site Assessment Proformas (2019)