

Warrington Local Plan Examination

Matter 8 – Housing Land Supply

ON BEHALF OF BELLWAY HOMES (2297)

August 2022

Contents

1. Introduction	3
2. Response to Questions	4
Question 2	4
Question 3	4
Question 5	5
Question 8	5

1. Introduction

- 1.1 This Hearing Statement is submitted on behalf of the Manchester division of Bellway Homes Limited (“Bellway”) (Respondent ID: 2297) in relation to the Examination of the Warrington Local Plan (“the Plan”) [SP1].
- 1.2 It has been prepared by Nexus Planning in relation to Matter 8 (Housing Land Supply), which explores whether the Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to the approach to housing land supply.
- 1.3 Bellway controls the land to the north of Winwick (“the site”), which is proposed to be allocated by Policy OS6 for a minimum of 130 homes.
- 1.4 In summary, our responses to the Inspectors’ Matters, Issues and Questions (“MIQs”) conclude that:
 - Question 2 – Bellway can deliver 160 homes on the site by Summer 2028;
 - Question 3 – the site can boost the overall supply of housing land by an additional 30 homes;
 - Question 5 – the application of a 20% buffer to the five year supply is appropriate;
 - Question 8 – the site can boost the five year supply with delivery of 100 homes.
- 1.5 To aid the Inspectors, we have cross-referenced our answers to the ‘tests of soundness’ in paragraph 35 of the National Planning Policy Framework, July 2021 (“NPPF”). Where necessary, we have suggested modifications to make the Plan ‘sound’.
- 1.6 We look forward to discussing our Statement and representations with the Inspectors at the hearing session on Thursday 29 September 2022.

2. Response to 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 With respect to the proposed site allocation at **Winwick (Policy OS6)**, Bellway would like to request the following be taken into account within the Housing Trajectory contained within Appendix 1 of the Plan [SP1].

Overall scale

2.2 Whilst the site has a draft allocation for a ‘minimum of 130 homes’, Bellway’s Coloured Sketch Layout (November 2019) (Appendix 2 to our Regulation 19 representations, dated 15 November 2021) illustrates the site could comfortably accommodate 160 new homes.

2.3 The higher quantum of development proposed by Bellway on the site has been arrived at by the plotting of Bellway’s specific house types (as informed by evidence of need and market research regarding the type of units which are likely to sell well within this particular part of Warrington), whilst allowing for relevant constraints.

Lead in times, timing and annual rates of delivery

2.4 Bellway’s envisaged delivery timescales are as follows:

- Appoint full consultant team to progress planning application – **August 2022**;
- Develop scheme, undertake further technical work and surveys, pre-app engagement, pre-app meeting etc. – **August-September 2022**;
- EIA screening – **August-September 2022**;
- Submit full application – **October 2022**;
- Determination/committee resolution – **June 2023** (based on the Local Plan adoption timescales);
- S106 signed – **July 2023**;
- Discharge conditions – **September 2023**;
- Material start on site, site preparation works/infrastructure etc. – **September 2023**;
- First unit completions – **Spring 2024**;
- Annual rate of delivery thereafter – **40 dwellings per annum**;
- Final unit completed and occupied – **Summer 2028**.

Question 3

Would there be an adequate supply of housing land for the whole plan period?

2.5 Bellway does not wish to comment on the overall supply of housing land, but would like to convey that its site has to potential to provide 30 additional homes (i.e. total of 160 homes) beyond the ‘minimum’ currently identified by **Policy OS6** (130 homes).

- 2.6 As such, the site has the ability to significantly boost the supply of homes over the whole Plan period, in accordance with the Government’s objective as set out in paragraph 60 of the NPPF. The recognition of this within the Plan will improve its flexibility to meet identified needs, and will help ensure it is **positively prepared, justified, effective and consistent with national policy**.

Question 5

In terms of a five year supply and paragraph 74 of the NPPF, is a 20% buffer appropriate?

- 2.7 Paragraph 5.3 of the Development Options and Site Assessment Technical Report (September 2021) [O1] states the buffer should be 20%, given past performance against the Government’s Housing Delivery Test (“HDT”).
- 2.8 In this context, we note that the 2021 HDT Results (published January 2022) show that Warrington’s performance was only 72%, and therefore there was a significant under delivery of housing over the previous three years.
- 2.9 Accordingly, the Council has correctly applied a 20% buffer to improve the prospect of achieving the planned supply, in accordance with paragraph 74 of the NPPF and paragraph 010 of the ‘Housing supply and delivery’ section of Planning Practice Guidance (Reference ID: 68-010-20190722).

Question 8

Are the assumptions on the sources of supply for this period realistic and justified?

- 2.10 Based on Bellway’s proposed scale of development (160 homes) and envisaged delivery timescales as set out above (in response to Question 2), the site allocation at **Winwick (Policy OS6)** has the ability to boost the five year supply by 100 homes (which is 48 more homes than estimated by the Council):
- Year 1 (2021/22) – 0;
 - Year 2 (2022/23) – 0;
 - Year 3 (2023/24) – ~~0~~ **20 (+20 homes)**;
 - Year 4 (2024/25) – ~~17~~ **40 (+23 homes)**;
 - Year 5 (2025/26) – ~~35~~ **40 (+5 homes)**;
 - Total Five Year Supply = ~~52~~ **100 (+48 homes)**.
- 2.11 This would then leave the following residual units to be completed in subsequent years:
- Year 6 (2026/27) – ~~35~~ **40 (+5 homes)**;
 - Year 7 (2027/28) – ~~35~~ **20 (-15 homes)**;
 - Year 8 (2028/29) – ~~8~~ **0 (-8 homes)**;
 - Total Overall Supply = ~~130~~ **160 (+30 homes)**.
- 2.12 Overall, the average rate of delivery is 40 dwellings per annum.
- 2.13 We therefore request that this be taken into account within the Housing Trajectory contained within Appendix 1 of the Plan [SP1].

Nexus Planning

[Redacted]
[Redacted]
[Redacted]
[Redacted]

T [Redacted]

nexusplanning.co.uk