



Warrington 'Updated Proposed Submission
Version Local Plan' (UPSVLP) (2021-2038)
Examination in Public

**JOINT STATEMENT BY HOMES
ENGLAND, MILLER HOMES AND
WARRINGTON BOROUGH COUNCIL**

Timescales for delivery of the SEWUE



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1.1 Introduction

- 1.1.1. During the Examination Hearings (specifically in respect of Matters 8), third parties challenged the ability of the proposed South East Warrington Urban Extension (SEWUE) (Policy MD2) to deliver homes from the monitoring year 2025/26 onwards, as per the current housing trajectory contained at Appendix 1 of the Updated Proposed Submission Version Local Plan (UPSVLP) (2021) (**SP1**). Furthermore, there was a challenge to the proposed delivery rate of 180 dwellings per annum (2026/27 onwards).
- 1.1.2. This Statement has been prepared on behalf of Homes England (HE) and Miller Homes (MH) (Respondent Ref **0404** and **0432**), in collaboration with Warrington Borough Council (WBC), to confirm why the intended start date and proposed delivery rate are achievable.

1.2 Proposed start date

- 1.2.1. HE and MH have worked with WBC to carefully consider the overall stages of work required, and extent of approvals needed to ensure delivery of homes from 2025/26. In particular, the implications of the timescale for adoption of the Local Plan (LP); the requirement to have an approved Development Framework (DF) as a precursor to the submission of any application(s) for development; the time required to secure detailed planning approval(s) for homes and infrastructure, taking into account the differing roles of HE and MH; and the potential requirement for delivery of key infrastructure early on in development of the allocation.
- 1.2.2. The enclosed Gantt Chart (**Appendix 1**) identifies how, taking all these factors into account, the completion of the first homes 2025/26 can be achieved. It should be noted that while the Chart outlines HE and MH's credible and deliverable proposal, this is just one of a number of ways in which the programme for delivery of the SEWUE might be structured, and the details of the programme will be the subject of further discussion between the parties and WBC as the site is progressed.
- 1.2.3. Some key assumptions and factors underpinning the programme which ensure it is credible are as follows:
- HE and MH continue to collaborate and work closely with WBC to secure the allocation and, thereafter, ensure delivery of the SEWUE, including necessary infrastructure to meet the needs of the new development;
 - The process of preparing the DF will be 'twin-tracked' with any further work on the LP (including modifications consultation) prior to adoption, and that this work will be undertaken at risk by HE and MH in order to facilitate timely progress;
 - Similarly, the preparation of planning application(s) for the SEWUE i.e. in terms of coordination of further technical information, scoping of the requirement for an Environmental Impact Assessment (EIA) etc, can commence ahead of formal adoption of the LP and the DF (notwithstanding that certain parameters and requirements will need to be fixed through the DF first);

- Planning applications might be separate (i.e. for HE/MH) but will be coordinated and underpinned by a consistent evidence base and technical information, enabling an early start on site for the first phases of development (noting that phasing will be defined in the DF);
- Applications for infrastructure development can come forward separately, enabling serviced land parcels to be delivered to the market; key enabling infrastructure, such as highway connections, can be delivered in advance of and alongside the delivery of housing, with sufficient time allowed for the procurement and construction of such infrastructure;
- The site will likely come forward in multiple phases here shown illustratively across three broad delivery areas, with housing completions generated on both the HE and MH land interests from the outset.

- 1.2.4. The fact that the allocation is in the majority control of HE is a key advantage in ensuring its delivery, contrary to the claims of third parties. It is recognised that sites such as the SEWUE are complex and require significant expertise and resource to drive development forward. However, HE is the Government's housing accelerator and has this expertise and depth of resource needed to accelerate the pace of delivery. Furthermore, unlike many developers and/or land promoters, it is able to take on a greater level of commercial risk and take a longer term view with regards developer returns, to ensure development can be successfully achieved. HE's submitted representation (Ref: **0404 – Enclosure 3**) identified how it can employ various levers to accelerate housing delivery on large sites such as the SEWUE.
- 1.2.5. When the strength of HE is combined with the significant track record of MH as a housing developer, WBC has full confidence that the SEWUE allocation can and will be delivered in a timely manner by HE and MH, with WBC taking a very proactive role in shaping its development.

1.3 Proposed delivery rate

- 1.3.1. **SP1** identifies completion of 90 dwellings in 2025/26 and 180 dwellings per annum (dpa) from 2026/27 going forwards thereafter. Examination document **CD13a** reaffirms this to be the proposed trajectory for the SEWUE.
- 1.3.2. During the Examination Hearing for Matter 6b (MD2, SEWUE), HE and MH confirmed that delivery in the first year (2025/26) is likely to be slightly lower than set out by WBC (42 rather than 90), but conversely, it was anticipated that more than 180 dpa would be achieved thereafter. On this basis, HE and MH remain confident that 2,400 homes is the minimum number that can be delivered within the SEWUE in the plan period.
- 1.3.3. The enclosed Gantt Chart (**Appendix 1**) identifies how completions can be achieved from 2025/26 onwards, having regard to the likely phasing of development across the SEWUE (i.e. in terms of broad development areas), the number of sales outlets operating within

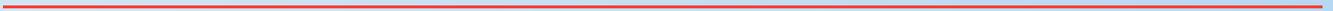


each of these in any given year and conservative market assumptions on the likely sales rate given current sales rates in South Warrington.

- 1.3.4. HE and MH consider this to be a conservative estimate of the likely delivery trajectory, not least given HE's experience at their non-Green Belt sites at Grappenhall Heys, Pewterspear and Appleton Cross. This is further set out in Savills letter at Appendix 5 of the HE and MH Hearing Statement (**Ref: Matter 6b.09**).

Appendix 1

Gantt Chart (SEWUE Trajectory)





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