

Warrington Local Plan Examination, Matter 5 Additional Documents Produced by Warrington Borough Council

Additional Statement Prepared by Cassidy + Ashton on Behalf of Patrick Properties Ltd (0436)

Introduction

Cassidy and Ashton submit this Response Statement on behalf of Patrick Properties, who are the promoters of land known as South Station Place, south of Birchwood Rail Station.

This Statement provides a response to additional documents that have been produced by Warrington Borough Council (WBC) during the Warrington Local Plan Examination hearings, and it relates to documents CD10 and CD10a.

The following comments are submitted for consideration by the Inspectors’:

1. Both Document CD10 and CD 10a seek to justify the approach taken by Warrington Council in respect to assessing the Employment Capacity of Employment Land. The papers were prepared in response to issues raised by the Inspector during the Hearing Sessions but seem to simply repeat the justification set out in the 2021 EDNA Report. Indeed, the general tone, particularly of Document CD10a is cautious and negative, contrary to the Government’s Pro-Growth agenda.
2. Conversely, it is noted in CD10, para. 1.5, that relying on past take up rates is not the most appropriate way to estimate future employment land requirements, despite this being part of the methodology set out in the EDNA.
3. The Council also questions the rationale behind the additional work they have undertaken, particularly in para. 1.8 where they state that the utility of the exercise is questionable.
4. Finally, the Council set out the information derived from these exercises in Tables 1 and 2 but unfortunately, it is not considered this particularly assists the preparation of the Local Plan.
5. The key point, as previously set out, is that the methodology used by the Council is flawed and seriously under estimates the employment land requirements of Warrington, particularly in respect to Logistics. The changes in demand and the introduction of new Government policy as referred to in our original statements has not been addressed. The approach to follow should be that set out by our co-representors, St Modwens and the work undertaken by Savills.