

Matter 6c: additional statement in relation to CD31

Provided on behalf of Peel L&P (Holdings) UK Ltd (representor ID 0426)

This statement is provided on behalf of Peel L&P (Holdings) UK Ltd in relation to the additional information submitted to the Warrington Local Plan Examination by Warrington Borough Council (WBC).

The comments are provided in the context of the Matter 6c statement submitted by Peel [document M6c.08] and the Statement of Common Ground (SOCG) between WBC and Peel [document SG02].

Peel owns the vast majority of the land that comprises the MD3 allocation in the Updated Proposed Submission Version Local Plan (UPSVL), including the former power station and lagoons as well as agricultural land to the east and south.

CD31 provides the Council's response to the Inspector's queries relating to the extent and timescales for ecological surveys on the site and the key milestones for the Development Framework, Phase 1 clearance and remediation and build out and completions.

The programme presented at Appendix 1 of the document was prepared by Peel in consultation with WBC, and it agreed between the two parties. Peel is committed to bringing forward a planning application for the first phase of employment development on the former coal stockyard within the coming months, which is to be determined by WBC following adoption of the Development Framework for the wider site.

CD31 also includes a modification to part 6 of Policy MD3 which has been suggested by WBC. The modification will require the Development Framework to be agreed with the Council prior to the determination of the Phase 1 employment application and before any further planning applications are submitted. Additional wording in the supporting text is also proposed to recognise the importance of the first employment phase coming forward early in the plan period in order to support the deliverability of the wider allocation and provide housing in line with the housing trajectory set out at Appendix 1 of the UPSVL.

Peel supports the suggested modification, which reflects the importance of the early delivery of the first phase of development on the site to provide the commercial certainty to commence demolition works across the site and secure the delivery of employment land and homes in line with the UPSVL. Peel is continuing to work with WBC to bring forward its Phase 1 employment application at the earliest opportunity.