Fiddlers Ferry

Response to Inspectors Questions

03/10/2022

Introduction

This statement has been prepared in response to the following questions from the Planning Inspector in relation to the proposed strategic allocation at the former Fiddlers Ferry Power Station (FFPS) (Policy MD3 of the Updated Proposed Submission Version Local Plan (UPSVLP) relates).

Q1. Ecological Surveys

Council to work with Peel to produce a note identifying both the ecological survey work that has been undertaken and also that proposed, including timescales.

Survey work undertaken

During its lifetime, the FFPS site has been the subject of various ecological studies / impact assessments. The following existing ecological reports have been prepared for the FFPS site and the existing habitat / protected species information has been used to inform the proposed allocation of the site:

- Extended Phase 1 Habitat Survey report (Thomson Ecology, 2009)
- Badger and Water Vole Survey report (Peak Ecology, 2012)
- Fiddlers Ferry Ecological Consultancy Reports from 2013 to 2020 (ELM, 2013-2020)
- University of Salford Monitoring Contract Common Bird Census report (University of Salford, 2016)
- Invasive Plant Survey report (ELM, 2020)
- Ecological Survey report (ELM, 2020), and
- Preliminary Ecological Appraisal (Arcadis Consulting (UK), 2021).

An updated extended Phase 1 habitat survey, UKHAB condition assessment, building and tree assessments for bat potential and a badger survey, have since all been undertaken by Arcadis in 2022. The updated ecology surveys covered all the proposed development phases north of the canal. Wintering bird surveys are also being undertaken covering both the 2022/2023 winter period and are proposed for the 2023/2024 season.

Ecology Strategy

Given the vast existing baseline information available for the site, Peel already has a detailed understanding of the ecological constraints within the site and surrounding area. However, a detailed ecology survey programme has been prepared in line with the proposed development phases. This programme is under constant review by Arcadis to ensure all ecology survey

information is relevant and up to date in line with proposed application dates. Survey updates will be undertaken where necessary to ensure validity and to appropriately inform impact assessments, mitigation strategies and support any necessary future Natural England licence applications. An overview of the programme has been provided in **Appendix 1** to this statement.

A site-wide Biodiversity Net Gain (BNG) strategy is currently being prepared, which will consider all future phases of the Fiddlers Ferry proposed development. The overall BNG strategy will aim to consider the cumulative impact on ecology of all phases and therefore enable a site-wide mitigation strategy, to avoid a piecemeal approach. An update of the BNG strategy for each development phase will be supported by a detailed BNG metric, once detailed landscape designs are available.

It is currently uncertain whether a project / phase specific Habitat Regulations Assessment (HRA) will be necessary. Should it be determined that a project / phase HRA is needed to support a specific planning application, this assessment will be prepared alongside the relevant ecology reports. Adequate survey information is being collected to ensure a detailed HRA can be delivered should this be necessary.

Q2. Masterplan Delivery Programme

Council to work with Peel to review Masterplan Delivery Programme, and to identify key milestones to include:

- date for agreement and finalisation of the Development Framework
- key dates for completion Phase 1 clearance and remediation
- Phase 1 Build Out and completions

Peel has reviewed the existing Masterplan Delivery Programme¹ produced by SSE. An amended headline delivery programme is provided in **Appendix 1**. The key headlines are as follows:

- The process of application delivery envisaged by Peel is different from SSE. The programme has been amended accordingly. Application delivery now comprises a number of detailed phased planning applications for the employment element and hybrid / outline planning applications for the residential / mixed use element. The scale and extent of the phasing for the employment element can be shown on the emerging concept masterplan at Appendix 2. The first phase employment area comprises the former coal stock yard which is the least constrained part of the site.
- The programme reflects the necessary programming of ecological surveys to be undertaken.
- Demolition of the entire FFPS site will be complete by 2026 at the latest.
- The timing and sequence of residential planning applications demonstrate, and the estimated receipt of planning permission would ensure, that housing delivery would be delivered in line with the housing trajectory presented at Appendix 1 of the UPSVLP.

Fiddlers Ferry – Masterplan, Section 5, page 5, April 2021 (document MP2A)

Development Framework

Warrington Borough Council is suggesting a modification to part 6 of Policy MD3 of the UPSVLP as follows:

6. The Development Framework will be agreed with the Council in advance of <u>the</u> <u>determination of the application for the first part of the employment site and before any further</u> planning applications being are submitted.

WBC will also include some additional wording in the supporting text as follows:

It is recognised that the first part of the employment site, on the area of the power station's former coal yard, needs to come forward early in the Plan Period to support the deliverability of the wider allocation. The application for this part of the employment site must demonstrate how it integrates with and contributes to delivery of the infrastructure requirements of the wider allocation and will only be determined after the Development Framework has been approved.

Key dates for the preparation and agreement of the Development Framework are included within the programme at **Appendix 1** of this statement. This reflects the Council's proposed modification set out above, and the Council and Peel's commitment to work collaboratively to progress a Development Framework for the allocation.

Appendix 1: Site Development Phasing & Ecological Survey Programme

FFPSOverall programme (Draft)

Print Date: 29-09-2022 Status Dte: 16-09-2022

Activity ID **Activity Name** Start Finish 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 28-Jul-22 A 20-Dec-38 Peel - Fiddlers Ferry Draft Programme for Review as of 15/09/1/2 28-Jul-22 A 28-Dec-26 5. DEMOLITION ▼ 28-Dec-26, 5. DEMOLITION Demolition Support (Cooling yard and Northern Towers) 28-Jul-22 A 18-Oct-22 18-Oct-22, Demolition Support (Cooling yard and Northern Towers) Prior Notification 28-Jul-22 A 18-Oct-22, Prior Notification Prior Notification Application Preparation FFPS1310 28-Jul-22 A 19-Sep-22 Prior Notification Application Preparation Prior Notification Application Submission (16Sept'22), 20-Sep-22. FFPS1320 Prior Notification Application Submission (16Sept'22) 20-Sep-22 Prior Notification Application Consideration Period 30 days (calendar days) FFPS1330 Prior Notification Application Consideration Period 30 days (calendar da 20-Sep-22 18-Oct-22 FFPS1340 Prior Notification Application Approval Received 18-Oct-22 Prior Notification Application Approval Received, 06-Dec-22 24-Oct-23 24-Oct-23, Demolition Works (Coal Yard, Northern Towers and Admin Buildings) Demolition Works (Coal Yard, Northern Towers and Admin Buildings) FFPS1940 Demolition Works - Mobilisation 06-Dec-22 10-Jan-23 Demolition Works - Mobilisation FFPS1590 **Demolition Works - Implementation** 11-Jan-23 24-Oct-23 Demolition Works - Implementation **Demolition (remaining area)** ▼ 28-Dec-26, Demolition (remaining area) 22-Jan-24 28-Dec-26 FFPS2720 Demolition (remaining area) 22-Jan-24 28-Dec-26 Demolition (remaining area) 10-Aug-22 A 20-Dec-38 🖶 6. WIDER SITE DEVELOPMENT PHASING 30-Oct-23, Local Plan Adoption (est) Local Plan Adoption (est) 03-Jul-23 30-Oct-23 FFPS2680 Local Plan Adoption 03-Jul-23* 30-Oct-23 Local Plan Adoption 30-Oct-23, Development Framework Development Framework 15-Sep-22 30-Oct-23 FFPS2690 15-Sep-22 23-Jun-23 Preparation Preparation FFPS2700 Consultation 02-Nov-22 31-Aug-23 Consultation Agreed with WBC 30-Oct-23 Agreed with WBC FFPS2710 26-Sep-23 Phase 1 Employment Application 05-Sep-22 A 24-Sep-26 ▼ 24-Sep-26, Phase 1 Employment Application: Pre-application Preparation and Determination Pre-application Preparation and Determination FFPS3170 05-Sep-22 A 30-Nov-23 FFPS2670 Commencemen 02-Jan-24* 23-Dec-25 Commencement FFPS2730 Completion and Occupation (Phased) 04-Apr-25 24-Sep-26 Completion and Occupation (Phased) 24-Sep-27, Phase 2 Employment Application Phase 2 Employment Application 03-Oct-22 24-Sep-27 28-Mar-24 FFPS2490 Pre-application Preparation and Determination 03-Oct-22* Pre-application Preparation and Determination FFPS2510 26-Mar-27 Commencement 07-Apr-25* Commencement 24-Sep-27 Completion and Occupation (Phased) Completion and Occupation (Phased) FFPS2520 01-Jul-26 29-Mar-30 7 29-Mar-30, Phase 3 Employment Application Phase 3 Employment Application 02-Apr-24 FFPS2540 Pre-application Preparation and Determination Pre-application Preparation and Determination 02-Apr-24* 24-Dec-25 FFPS2560 Commencement 06-Jul-26* 29-Jun-29 Commencement FFPS2570 Completion and Occupation (Phased) 03-Oct-28 29-Mar-30 Completion and Occupation (Phased) Phase 4 Delivery of housing 20-Dec-38 10-Aug-22 A 28-Jun-24, Northern Residential Parcel (Hybrid) Northern Residential Parcel (Hybrid) Application Preparation and Determination FFPS2330 Application Preparation and Determination 03-Oct-22* 28-Jun-24 Phase 1 Detail (150 units) 01-Jul-30 ' 01-Jul-30, Phase 1 Detail (150 units) 02-Jul-25 01-Jul-30 FFPS2370 Housing Delivery Housing Delivery Reserved Matters A (235 units) 02-Oct-23 26-Jun-31 ▼ 26-Jun-31, Reserved Matters A (235 units) Application Preparation and Determination Application Preparation and Determination 02-Oct-23* FFPS2350 01-Jul-25 FFPS2400 Housing Delivery 09-Jul-26 26-Jun-31 Housing Delivery Reserved Matte rs (475 units and mixed ancillary uses) 20-Dec-38 Application Preparation and Determination 03-Jan-28* FFPS2420 Application Preparation and Determination 26-Jun-30 FFPS2440 26-Jun-31 20-Dec-38 Housing Delivery Residential 2 Phase 1 - Southern Parcel (450 Units) 01-Jan-29* Application Preparation and Determination FFPS2310 Application Preparation and Determination 20-Dec-30 FFPS2320 Housing Delivery 20-Dec-38 26-Jun-31 **Ecological Surveys** 27-Sep-30, Ecological Surveys 27-Oct-22 27-Oct-22, Phase 1 - Ecological Survey/s Phase 1 - Ecological Survey/s Ecology Surveys - Perform initial survey/s (complete) 31-Aug-22 A Ecology Surveys - Perform initial survey/s (complete) FFPS3150 10-Aug-22 A Wintering Birds Survey 25-Oct-22 27-Oct-22 ▼ 27-Oct-22, Wintering Birds Survey

Page 1 of 2

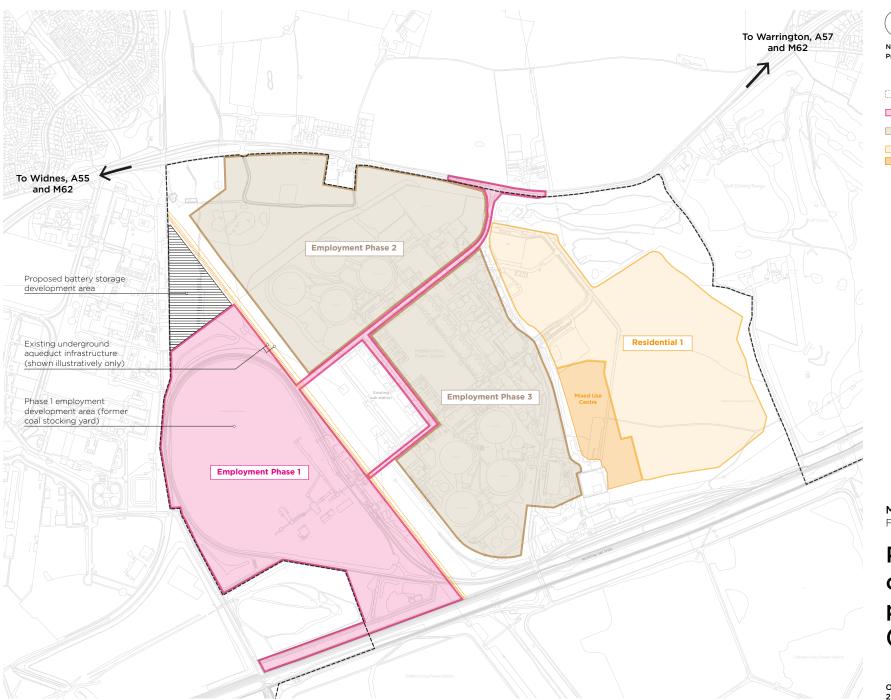
FFPS

Overall programme (Draft)

Print Date: 29-09-2022 Status Dte: 16-09-2022

2027 2028 2029 2030 2031 Activity ID Activity Name Start Finish 2023 2024 2025 2026 2032 2033 2034 2035 2036 2037 2038 FFPS3160 Ecology Surveys - Perform Wintering Birds Survey (TBD) 25-Oct-22* 27-Oct-22 I Ecology Surveys - Perform Wintering Birds Survey (TBD) Phases 2 to 4 - Ecological Survey/s 06-Oct-22 ▼ 27-Sep-30, Phases 2 to 4 - Ecological Survey/s Habitat surveys 28-Sep-29 03-Jul-23 ▼ 28-Sep-29, Habitat surveys Habitat surveys #1 FFPS2180 Habitat surveys #1 03-Jul-23* 29-Sep-23 FFPS2740 01-Oct-24 Habitat surveys #2 Habitat surveys #2 03-Jul-24* FFPS2750 Habitat surveys #3 03-Jul-25* 01-Oct-25 Habitat surveys #3 FFPS2760 Habitat surveys #4 03-Jul-28* 28-Sep-28 Habitat surveys #4 FFPS2770 Habitat surveys #5 03-Jul-29* 28-Sep-29 Habitat surveys #5 29-Jun-28 7 29-Jun-28. Invertebrate surveys 03-Apr-23 Invertebrate surveys Invertebrate surveys #1 FFPS2780 Invertebrate surveys #1 03-Apr-23* 29-Jun-23 FFPS2790 Invertebrate surveys #2 07-Apr-25* 03-Jul-25 Invertebrate surveys #2 FFPS2800 Invertebrate surveys #3 03-Apr-28* 29-Jun-28 Invertebrate surveys #3 GCN + common amphibian survey 03-Apr-23 29-Jun-28 ▼ 29-Jun-28, GCN + common amphibian survey GCN + common amphibian surveys #1 FFPS2810 GCN + common amphibian surveys #1 03-Apr-23* 29-Jun-23 FFPS2820 GCN + common amphibian surveys #2 07-Apr-25* 03-Jul-25 GCN + common amphibian surveys #2 FFPS2830 GCN + common amphibian surveys #3 03-Apr-28* 29-Jun-28 GCN + common amphibian surveys #3 03-Jul-23 01-Oct-25 ■ 01-Oct-25, Reptiles habitat assessment/survey Reptiles habitat assessment/survey Reptiles habitat assessment/survey #1 FFPS2840 Reptiles habitat assessment/survey #1 03-Jul-23* 29-Sep-23 FFPS2850 Reptiles habitat assessment/survey #2 03-Jul-24* 01-Oct-24 Reptiles habitat assessment/survey #2 01-Oct-25 Reptiles habitat assessment/survey #3 FFPS2860 Reptiles habitat assessment/survey #3 03-Jul-25* 29-Sep-28 03-Apr-23 Breeding birds survey 29-Sep-28, Breeding birds survey FFPS2870 Breeding birds surveys #1 03-Apr-23* 26-Sep-23 Breeding birds surveys #1 FFPS2880 Breeding birds surveys #2 07-Apr-25* 25-Sep-25 Breeding birds surveys #2 FFPS2890 Breeding birds surveys #3 29-Sep-28 03-Apr-28* Breeding birds surveys #3 06-Oct-22 31-Mar-28 ▼ 31-Mar-28, Wintering + passage birds survey Wintering + passage birds survey Wintering + passage birds surveys #1 Wintering + passage birds surveys #1 FFPS2900 06-Oct-22* 03-Apr-23 FFPS2910 Wintering + passage birds surveys #2 03-Oct-23* 26-Mar-24 Wintering + passage birds surveys #2 FFPS2920 Wintering + passage birds surveys #3 Wintering + passage birds surveys #3 02-Oct-26* 01-Apr-27 FFPS2930 Wintering + passage birds surveys #4 01-Oct-27* 31-Mar-28 Wintering + passage birds surveys #4 03-Jul-23 28-Sep-29 ▼ 28-Sep-29, Badger survey Badger survey FFPS2940 Badger surveys #1 03-Jul-23* 29-Sep-23 Badger surveys #1 01-Oct-24 FFPS2950 Badger surveys #2 03-Jul-24* Badger surveys #2 FFPS2960 Badger surveys #3 03-Jul-25* 01-Oct-25 Badger surveys #3 28-Sep-28 FFPS2970 Badger surveys #4 03-Jul-28* Badger surveys #4 FFPS2980 28-Sep-29 03-Jul-29* Badger surveys #5 Badger surveys #5 Bats survey 03-Apr-23 29-Sep-28 ₹ 29-Sep-28, Bats survey Bats surveys #1 FFPS3000 Bats surveys #1 03-Apr-23* 26-Sep-23 FFPS3010 Bats surveys #2 07-Apr-25* 25-Sep-25 Bats surveys #2 FFPS3020 Bats surveys #3 Bats surveys #3 03-Apr-28* 29-Sep-28 03-Apr-23 29-Sep-28 ₹ 29-Sep-28, Otter survey Otter survey Otter surveys #1 FFPS3030 Otter surveys #1 03-Apr-23* 26-Sep-23 FFPS3040 Otter surveys #2 07-Apr-25* 25-Sep-25 Otter surveys #2 29-Sep-28 Otter surveys #3 FFPS3050 Otter surveys #3 03-Apr-28* 29-Sep-28 Water Vole survey 03-Apr-23 ₹ 29-Sep-28, Water Vole survey Water Vole surveys #1 Water Vole surveys #1 26-Sep-23 FFPS3060 03-Apr-23* FFPS3070 Water Vole surveys #2 07-Apr-25* 25-Sep-25 Water Vole surveys #2 FFPS3080 Water Vole surveys #3 03-Apr-28* 29-Sep-28 Water Vole surveys #3 27-Sep-30 BNG assessment/metric 03-Jul-23 ▼ 27-Sep-30. BNG assessment/metric FFPS3090 BNG assessment/metric #1 03-Jul-23* 29-Sep-23 BNG assessment/metric #1 BNG assessment/metric #2 FFPS3100 BNG assessment/metric #2 03-Oct-24* 08-Jan-25 FFPS3110 BNG assessment/metric #3 01-Oct-25* 07-Jan-26 BNG assessment/metric #3 FFPS3120 BNG assessment/metric #4 03-Apr-29* 02-Jul-29 BNG assessment/metric #4 FFPS3130 BNG assessment/metric #5 BNG assessment/metric #5 01-Jul-30* 27-Sep-30

Appendix 2: Emerging Concept Masterplan – Employment Phasing





Not to scale Preliminary - for information

Draft Local Plan allocation boundary (illustrative)

Proposed employment development Phase 1

Proposed employment development later phases

Proposed residential development

Mixed use centre including school and sports pitches

M20423 Fiddlers Ferry Framework Plan

Phasing concept: principal areas (North)

Optimised Environments 221003