



Our Statement in response to Rebecca Long-Bailey, MP for Salford

"Regent Park is a once in a lifetime regeneration scheme that has the potential to transform the future of Ordsall, Salford, and beyond. Henley has been and continues to work closely with Salford officers, consultees, and local residents on the application to ensure it meets all expectations and policy requirements whilst still delivering for the community.

"We are very surprised to see Ms Long-Bailey's objections to the scheme especially after meeting with her and explaining the details. Henley is absolutely committed to **delivering a material number of affordable homes** and is actively working with the local authority to finding a solution that sits externally to planning obligations and viability assessments.

"Regent Park will continue as a **Local Centre** and through the **delivery of 86,000 sq. ft of commercial and community space**, replacing almost all the existing viable floorspace, Henley is confident there is room for retailers to return to the site if they wish. We have been in conversation with our tenants since the outset and they continue to be key stakeholders in our ambitions for the future.

"By delivering more efficient, varied, and sustainable commercial units, the plans are estimated to generate new employment opportunities – **delivering an increase of at least 160 jobs on site**, helping to future-proof the Local Centre for generations to come. This sits separately to the 910 full time equivalent jobs created over the duration of the anticipated of the construction programme. The scheme also **delivers a 3.5 acre park** at its heart for community events and activities, as well as significant public realm improvements to create safe, accessible spaces that puts walking, cycling, and wheeling first.

"We are happy to spend more time with the local MP and councillors to ensure that the full benefits of the development are clear. As we continue to refine the details throughout this planning process, feedback from local representatives is crucial and will continue to be when reserved matters applications are agreed in the future. Consultation, design, and policy have always been at the heart of this application. The application is only for outline consent and Henley remains committed to working with officers, the community, and politicians in the years ahead to build an exciting new beginning for Regent Park.

"Henley has a strong track record of delivering thousands of new high-quality homes and creating new communities on brownfield sites across the country. With Regent Park as our flagship site in the north, our work aligns closely with the ambitions of the new government, investing the capital needed to tackle the housing crisis, stimulate economic growth, and to get Britain building again."