

Annual Monitoring Report

1st April 2015 to 31st March 2016

WARRINGTON
Borough Council



Growing a Strong Warrington

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1. Key Messages

This is the 12th Annual Monitoring Report (AMR) to be produced by Warrington Borough Council in its capacity as the local planning authority. The report covers the period from the 1st April 2015 to 31st March 2016. This year's AMR continues the new approach and format employed in last year's AMR. Opportunities have been taken to strengthen the extent to which the document aims to be as user friendly as possible, through for example including links or references to where more detailed information and monitoring outputs can be directly accessed.

Overall the 2015/16 monitoring report makes for positive reading, identifying that the Borough's development plan policies continue to be effectively implemented to secure their intended positive outcomes on the borough's communities, economy and environment.

Headline findings from this AMR include:

- 595 net new homes were completed within Warrington, which is less than reported in the previous monitoring period (687 in 2014/15).
- A total of 162 affordable housing gains were recorded across the period.
- The percentage of dwellings completed on previously developed land has remained high (94%), comfortably exceeding the 80% target, ensuring that the delivery of new homes continues to constitute a catalyst for regeneration.
- The completion of 88,872 sqm of new employment floorspace across 3 sites totalling 26.28 Ha. Of land. This is lower than the last monitoring period but still much higher than in any other previous AMR period due to the large site completions at Omega Plots 7A (The Hut) and 7D (Plastic Omnium).
- Five Section 106 agreements were signed providing a total future income of £1,309,202.70. The Council also received £5,237,064.67 from previous agreements which is much higher than in the last AMR period.
- The Council granted planning permission for eight development schemes that included condition(s) relating to energy efficiency and /or elements of decentralised and renewable or low carbon energy generation within the monitoring period. Six of these schemes have commenced development.
- The period saw a large increase of 3,472 tonnes in total municipal waste arisings when compared to the previous monitoring period. This is the first time in nine years that there has been an increase in the total municipal waste arisings.
- 1,963 planning applications were determined, of which 1,542 (78.6%) were approved.

2. Introduction

This annual monitoring report for Warrington Borough Council, in its capacity as a local planning Authority, covers the period 1st April 2015 to the 31st March 2016. It is the 12th Annual Monitoring Report to be prepared by the Council under the provisions of Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011 - Part 6 Planning, section 113 local development: monitoring reports) and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended) specifically requires monitoring reports to detail:

- the implementation of the local development scheme; and
- the extent to which the policies set out in the local development documents are being achieved.

In addition Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 details that monitoring reports must also contain:

- Details of any neighbourhood development orders or neighbourhood development plans;
- Information pursuant to Regulation 62(4) of the Community Infrastructure Levy Regulations where the authority has introduced a Community Infrastructure Levy Charging Schedule; and
- Action in relation to co-operation with a body or person prescribed under Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended).

At the outset it should be noted that the Local Development Scheme to which this AMR will report progress against is that adopted on 13th April 2015. The council has subsequently approved a new LDS in October 2016.

The development plan policies in operation across the monitoring period were those adopted policies from the Local Plan Core Strategy, However, a legal challenge to the adopted LPCS removed the housing target from the plan and this is addressed in the housing section later in the document.

Monitoring remains integral to the survey – monitor – review cycle that has underpinned plan preparation for many years, and complements the plan – monitor – manage process embraced in current planning practise as well as the wider ‘performance management’ culture adopted by the Council. Following the introduction of the Planning and Compulsory Purchase Act 2004 the ensuing ‘spatial planning’ approach has broadened the range of key issues away from traditional land use and development ones to instead cover a wider range of social, economic and environmental considerations, an approach which this report seeks to embrace. Accordingly this report presents information likely to be of interest to stakeholders and partners beyond the traditional ‘planning’ customer base.

The 2016 AMR is structured to present information around the following themes:

- Contextual Information and Indicators for Warrington
- Local Plan Progress
- Performance against Core & Local Indicators
- Infrastructure Delivery Plan Update
- Summary & Conclusions

3. Contextual Information and Indicators

Settlement & Population

The Office of National Statistics (ONS) mid-2015 population estimate for Warrington is 207,700. The density of population is high with 11 residents per hectare; this is much higher than the England average of 4.1 residents per hectare (ONS, population density, 2013). Compared to our neighbouring authorities, Warrington's ethnicity is low with just 4.1% of its total population being non-white British (Census 2011).

Social Characteristics

This year saw the publication of new Indices of Multiple Deprivation 2015 which update the statistics from 2010. Overall, deprivation within Warrington has increased slightly relative to the 2010 indices. With an average score of 19.3 compared with 18.5 in 2010, Warrington now ranks 147th out of 326 local authorities on the rank of "Average SOA score" measure compared with 153rd in 2010. This places Warrington within the 45th centile, meaning 55% of local authorities within England are less deprived than Warrington. There is significant variation between wards with some wards being amongst the least deprived (Lymm) and some in the most deprived (Poplars & Hulme) in the country.

Employment levels within Warrington have increased slightly since 2015. This year, Warrington has 108,000 (80.7%) people as "economically active" compared to 106,700 (80.8%) in 2015. This still compares favourably with the North West (75.5%) and Great Britain (77.8%).

The most comprehensive picture of health in the Borough is presented by the Joint Strategic Needs Assessment (JSNA) which draws together information about health and wellbeing in Warrington. Headline findings in relation to health outcomes show that the average life expectancy of Warrington residents is improving, but the pace of improvement has slowed in recent years, and the relative gap between Warrington and England has not narrowed. Warrington has stark variations in affluence within the town. Areas which experience higher levels of socio-economic deprivation experience have correspondingly high levels of ill health. The variation in terms of life expectancy related to deprivation is over 10 years for men and almost 7 years for women. More information on the JSNA can be found at <https://www.warrington.gov.uk/jsna>

In terms of National Vocational Qualifications at level 4 and above, Warrington has gained a higher percentage (42.1%) than the North West (32.6%) and Great Britain (37.1%) averages, and has generally outperformed the regional and national averages across the remaining levels. Consequently Warrington has a lower percentage of the working age population with no qualifications in comparison to the North West and Great Britain averages. These figures have also improved on the 2015 statistics from the last AMR.

The most robust information on crime supports that across this monitoring period a decrease in the overall crime rate of 2% was recorded with reductions across crimes against the person but an increase in public order offences.

Economic Characteristics

In this monitoring period, Warrington has a total of 122,000 employee jobs recorded with the majority of these being in the services sector. This is a small decrease on 2015 with 122,100 jobs recorded. Major employers in Warrington currently include United Utilities, ASDA Walmart and Sellafield Ltd. Average earnings in Warrington have remained the same since 2015 at £510.50 gross weekly pay. This also continues the trend of higher earnings than the North West average (£488.80) but less than the GB average (£529.00). Average house prices have increased in the last year in

Warrington from £149,857 to £166,729. The latest housing tenure and household spaces statistics remain those from the 2011 Census with 71.6% of all dwellings as owner occupied and 96.8% of household spaces in Warrington being occupied.

Environmental Characteristics

Warrington currently has 375 statutory listed buildings, 623 locally listed buildings, 16 conservation areas and 11 scheduled monuments. Nature designations currently include 55 local wildlife sites, 5 local nature reserves, 4 Sites of Special Scientific Interest (SSSIs) and 3 Special Areas of Conservation (SACs). Following the most recent Landscape Character Assessment for Warrington, the borough has 20 landscape character areas across the Borough. Current mineral operations in Warrington include Southworth Quarry and Rixton Combined Site.

Transport Characteristics

Warrington is at the centre of a highly connected network of motorways (M6/M62/M56), international airports (Manchester and Liverpool John Lennon), mainline rail (West Coast Mainline and Transpennine) and waterway linkages (Manchester Ship Canal). It is also an intersection for some of the busier A routes in the region (A57/A49/A56/A50). Car ownership in Warrington is higher than regional and national levels with higher percentages of households (38.9% compared to 29.5% regionally and 32.1% nationally) owning two or more vehicles and lower percentages owning no car at all. The latest travel to work data for Warrington shows 59.2% of employees come from within Warrington. The top three inflow areas into Warrington come from St Helens (13.8% of commuters), Wigan (13.3%) and Halton (11.8%). The three most popular areas for commuting out of the borough are Halton (13.4%), Manchester (12.1%) and Trafford (9.2%).

Further information and statistics regarding Warrington can be found below:

- [NOMISWeb \(Office of National Statistics\)](#)
 - ONS Annual Population Survey
 - ONS Annual Survey of Hours and Earnings
 - ONS Local Labour Force Survey
 - ONS Recorded Crime Tables
- [Census 2011](#)
- [Indices of Multiple Deprivation 2015](#)
- [Land Registry](#)
- [Warrington JSNA](#)
- [Historic England](#)
- [Warrington Borough Council Website](#)

4. Local Plan Progress

The Warrington Local Plan Core Strategy was adopted by the Council on 21 July 2014 and is the current Statutory Development Plan for the Borough, setting out the overarching strategic policies for guiding the location and level of development in the Borough up to 2027.

Upon adoption, there was a High Court Challenge which resulted in parts of the Plan being quashed:

- The housing target of 10,500 new homes (equating to 500 per year) between 2006 and 2027 and;
- References to 1,100 new homes at the Omega Strategic Proposal

Not all of the Local Plan Core Strategy has been overturned and all other policies within the Plan remain unaltered and are considered to be a sound and robust basis for the determination of planning applications across the Borough at this point in time.

However, given the results of the High Court challenge and the emerging evidence underpinning the Borough's growth needs and economic development ambitions, the Council recognises the need to undertake a review of the Local Plan.

It is essential that the Council continues to have an up-to-date Development Plan in order to retain control over the type and location of development within the Borough, and so ensuring that development across the Borough is genuinely 'Plan led'.

LDS Progress

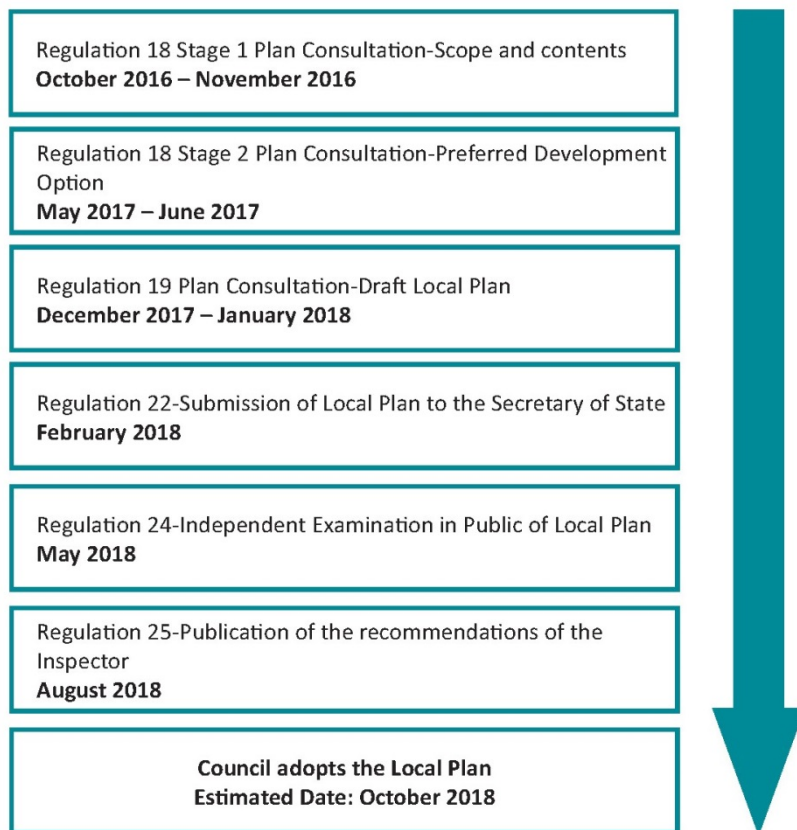
The council's previous Local Development Scheme (LDS) was approved by the council's Executive Board at their meeting of the 13 April 2015. The LDS described what the council was going to do to prepare new and revised planning policies over the next three years as part of Warrington's Local Planning Framework.

Subsequent evidence base work undertaken by the Council confirmed it would not be possible to meet Warrington's development needs within the existing urban area and on green field sites outside of the Green Belt. This means a more fundamental review of the Local Plan is now required than was originally envisaged in the previous LDS

The council therefore approved an updated LDS at Executive Board on 10th October. The updated LDS sets out a detailed programme for the review of the Local Plan in order to accommodate the new homes and jobs required to meet Warrington's development needs over the next 20 years in a sustainable manner. This will also enable the Council to introduce a Community Infrastructure Levy (CIL).

A review of progress on the programme set out in the LDS together with the monitoring of adopted Local Plan policies is undertaken each year and included within the Council's Annual Monitoring Report (AMR).

The timetable for the review of the Local Plan is shown below:



Neighbourhood Plan Update

Neighbourhood planning is a right for communities introduced through the [Localism Act 2011](#). Communities can shape development in their areas through the production of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders.

Appleton Thorn NAP

The council has approved the designation of the Appleton Parish Thorn Neighbourhood in accordance with the Neighbourhood Planning (General) Regulations 2012.

The designation was made by the council's Executive Board on 26 May 2015. The area to which the designation relates, is the whole of the Appleton Parish Thorn Electoral Ward. It has been designated as a Neighbourhood Area under The Localism Act 2011 and The Neighbourhood Planning (General) Regulations 2012. A plan showing the designated neighbourhood area can be viewed below.

The list below gives details of each stage of the Neighbourhood Plan:

- Designation date: 26th May 2015
- Regulation 14 pre-submission consultation: 22nd February to 4th April 2016
- Regulation 15 Submitted Neighbourhood Plan Documents: 12th June 2016
- Regulation 16 Consultation on Submitted Plan: 20th June to 1st August 2016
- Plan sent for examination: September 2016
- Date of referendum: TBC

Details and updates to the progress of the Neighbourhood Plan can be found below:

https://www.warrington.gov.uk/info/200564/planning_policy/1906/neighbourhood_planning

Community Infrastructure Levy (CIL)

The Council is delaying the introduction of Community infrastructure Levy

In October 2015, the Council undertook a statutory consultation on the CIL Preliminary Draft Charging Schedule (PDCS)

The consultation was undertaken between 20th October and 2nd December 2015. The Council received a total of 20 representations from developers, landowners, parish councils and other community groups.

The Council subsequently commissioned further viability work to assist in reviewing technical issues included in consultation representations as well as updating market information from the baseline viability assessment and review potential viability implications arising from the Housing and Planning Act 2016.

The consultants concluded that there were no viability issues raised by developers during the consultation which necessitated revising the proposed charges.

The additional viability work did however identify that the requirement to provide Starter Homes under the Housing and Planning Act 2016 could enable the Council to increase its proposed charges. However, until the Starter Homes Regulations are published in their final form, the Council cannot be sure of exactly what the viability implications are. Given the scale of the potential impact of Starter Homes on development viability it is not considered to be in the Council's best interest to progress to the Draft Charging Schedule stage at this time.

CIL will now be introduced in parallel with the forthcoming review of the Local Plan.

As this will delay the introduction of CIL, the Council has prepared a draft Planning Obligations SPD to set out how the Council will negotiate S106 planning obligations in the interim period which can be found on the council website.

Statement of Community Involvement (SCI)

The most recent Statement of Community Involvement (SCI) produced by Warrington Borough Council was adopted in April 2014. The document can be found below:

https://www.warrington.gov.uk/info/200564/planning_policy/1903/local_plan/4

5. Local Indicators

This section of the AMR examines indicators of how the Council has performed in the latest monitoring period (1st April 2015 to 31st March 2016). Previous AMRs had reported against an indicator set carried over from former Communities and Local Government (CLG) Local Development Framework Core Output Indicators (July 2008). There is no longer a statutory requirement to report against these indicators and whilst this was also the case in previous years, the decision was taken in 2015 to set new local indicators that gave a better suite of information to be compared on an annual basis. Incidentally, some of these indicators are taken from the older national CLG indicator set.

The full set of indicators are:

- **HOU1: Net Additional Dwellings Completed (2015/16)**
- **HOU2: Net Additional Dwellings (Projection from SHLAA)**
- **HOU3: New Dwellings Completed on PDL (2015/16)**
- **HOU4: Pitch provision for Gypsy, Traveller and Travelling Showpeople (2015/16)**
- **HOU5: Affordable Housing Completions (2015/16)**
- **ED1: Total Amount of Completed Employment Floorspace (sqm) – by type**
- **ED2: Total Amount of Completed Employment Floorspace (sqm) on Previously Developed Land (PDL) – by type**
- **ED3: Total Amount of Employment Floorspace Under Construction (sqm) – by type**
- **ED4: Employment Land Available (Hectares) – by type**
- **ED5: Employment Land lost to other uses (Hectares)**
- **RET1: New Retail Development in the Town Centre (sqm)**
- **RET2: New Retail Development permitted outside defined centres (as listed in LPCS Policy SN4) (sqm)**
- **RET3: Vacant Floorspace in the Town Centre (Units & Sqm Floorspace)**
- **HFT1: A5 Planning Applications Approved with reference to the Hot Food Takeaway SPD**
- **OS1: Total Amount of Open Space (Hectares)**
- **OS2: Total Amount of Equipped Play Open Space (Sites & Hectares)**
- **OS3: Total Amount of Informal Play Open Space (Sites & Hectares)**
- **OS4: Total Amount of Parks & Gardens Open Space (Sites & Hectares)**
- **EQ1: Planning Permissions granted contrary to Environment Agency advice**
- **EQ2: Changes in Areas of Biodiversity Importance**
- **EQ3: Renewable Energy Generation**
- **EQ4: Changes to Heritage Assets (Statutory Listed Buildings)**
- **EQ5: Changes to Heritage Assets (Conservation Areas)**
- **MIN1: Production of Primary Land Won Aggregates**
- **MIN2: Construction, Demolition and Excavation Waste**
- **MIN3: Production of Secondary / Recycled Aggregates**
- **WST1: Capacity of new waste management facilities by WPA**
- **WST2: Amount of municipal waste arising and managed by management type by WPA**

Housing Land Development and Availability (April 2016)

This report contains the findings from Warrington’s housing monitoring for 2016, which forms the basis of the annual Strategic Housing Land Availability Assessment (SHLAA). The report has been expanded to include the potential capacity of sites across the borough to accommodate new homes over the next 15 years, in addition to the borough’s 5 year housing land supply.

Whilst, it does not represent a comprehensive update of the SHLAA like what was undertaken in 2015 it provides an up to date position regarding the borough’s housing land supply position to give direction on the next stages necessary to ensure the housing elements of the Local Plan are revised in line with the High Court ruling and reinstated as soon as possible. Another comprehensive update of the SHLAA will be undertaken as part of the Local Plan Review.

The figures contained in the report have a base date of 31st March 2016 and take account of any changes since 1st April 2015 including planning permissions; homes under construction and completions; and a review of the status and conclusions previously reached for sites already within the SHLAA process. They also include any suitable new sites which have been proposed since 1st April 2015, arising from landholder/developer interest or as a result of site information from within the council and the removal of sites that are no longer considered to have potential for housing, including sites secured for non-residential uses. The assessment methodology used to assess the sites is the same as used in the previous year’s SHLAA and is explained in Section 2 of the 2015 report.

Identified Deliverable Supply of Housing Land

Through identifying those sites likely to deliver dwelling completions within the next five years (2016-2021), the Borough’s ‘deliverable’ supply of housing land, as at 1st April 2016, has been calculated and is summarised in Table 5.1 below.

Table 5.1 – 5 Year “Deliverable” Housing Land Supply

	Number of Sites	Area (Ha)	Forecast Completions					Total	Total as %
			16/17	17/18	18/19	19/20	20/21		
PDL	150	160.03	325	466	473	434	628	2326	73.3%
PDL/GF	5	4.07	0	12	35	8	5	60	1.9%
GF	47	128.76	41	105	182	200	260	788	24.8%
Total	202	292.86	366	583	690	642	893	3174	100.0%

An additional differentiation between those sites with and without planning permission is provided below in Table 5.2 and 5.3 for information. Although a site having planning permission is not a pre-requisite of being ‘deliverable’ it does imply a greater certainty that development will take place unless there is clear evidence that schemes will not be implemented within five years.

Windfall Assessment

In addition to the deliverable supply of housing land identified from sites, the NPPF (paragraph 48) permits the Council to make allowance for windfall sites within the five-year supply if there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. In addition the practice guidance (Paragraph: 24 Reference ID: 3-24-20140306) allows local planning authorities to identify broad locations in years 6-15, which could include a windfall allowance based on a geographical area (using the same criteria as set out in paragraph 48 of the National Planning Policy Framework).

The NPPF defines windfall sites as those “which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.”

It is still anticipated that windfall sites will continue to make a modest contribution to supply across the plan period. This owes to it being difficult to quantify smaller scale proposals such as those which result from a change of use of an existing building or subdivision of existing dwellings, common proposals within a large urban town such as Warrington. More significant windfall developments may also continue to emerge from sites where the abandonment of one use in favour of residential development simply could not be foreseen, an increasing trend given increased asset rationalisation programmes across both the public and private sectors, and due to the recent changes to permitted development rights for conversion of various uses to residential.

The Council’s most recent windfall assessment was undertaken in 2015 as part of the analysis for the SHLAA Report (2015). The methodology for calculating the windfall allowance is explained in detail in the SHLAA (2015) (Page 21). This identified a forward windfall allowance of **64** dwellings per annum based on historic trends (see Appendix 7, SHLAA 2015). Hence, an allowance of 960 units (15 x 64) has been added for the plan period to take account of windfall allowance in both the short, medium and long term as allowed by the Planning Practice Planning Guidance (Paragraph: 24 Reference ID: 3-24-20140306).

Clearly the ongoing employment of a windfall allowance, as well as its derivation, is a matter to be regularly monitored and as such will be subject to review through the SHLAA process.

Deliverable Housing Land Supply (including Windfall Allowance)

The deliverable housing land supply (within the next five years) based on identified supply and windfall allowance is set out in Table 5.2 below.

Table 5.2 – 5 Year “Deliverable” Housing Land Supply (inc. Windfall)

	Number of Sites	Area (Ha)	Forecast Completions						Total	Total as %
			16/17	17/18	18/19	19/20	20/21			
PDL	150	160.03	325	466	473	434	628	2326	66.6%	
PDL/GF	5	4.07	0	12	35	8	5	60	1.7%	
GF	47	128.76	41	105	182	200	260	788	22.6%	
Windfall	n/a	n/a	64	64	64	64	64	320	9.2%	
Total			430	647	754	706	957	3494	100.0%	

Identified Developable Supply of Housing Land

The NPPF defines 'developable' land for housing as a site in a suitable location for housing development with a reasonable prospect that the site is available for, and could be viably developed at the point envisaged.

Out of 538 sites assessed within the SHLAA only those sites concluded as being 'suitable, available and achievable' and 'suitable, likely to become available and achievable' are capable of contributing to the Borough's developable supply of housing as only these fit with the definition offered (i.e. suitable, with a reasonable prospect that the site is available and could be viably developed at the point envisaged).

The NPPF requires local planning authorities to identify specific developable sites or broad locations for years 6-10 and where possible, for years 11-15. Through identifying those sites likely to deliver dwelling completions within the next 6-15 years, the Borough's 'developable' supply of housing land, as at the 1st April 2016, has been calculated in Tables 5.3 and 5.4 below.

Table 5.3 - Developable (6 -10 year period) Housing Land Supply (inc. Windfall)

	Number of Sites	Area (Ha)	Forecast Completions					Total	Total as %
			21/22	22/23	23/24	24/25	25/26		
PDL	66	111.45	463	577	528	324	293	2185	55.6%
PDL/GF	7	12.36	65	41	18	16	0	140	3.6%
GF	18	119.04	242	285	272	268	215	1282	32.6%
Windfall	n/a	n/a	64	64	64	64	64	320	8.2
Total	88	279.33	834	967	882	672	572	3927	100.0%

Table 5.4 - Developable (11 -15 year period) Housing Land Supply (inc. windfall)

	Number of Sites	Area (Ha)	Forecast Completions					Total	Total as %
			26/27	27/28	28/29	29/30	30/31		
PDL	47	137.34	248	481	756	342	16	1843	64.3%
PDL/GF	3	6.99	0	4	25	0	0	29	1.0%
GF	7	105.22	193	174	124	110	75	676	23.6%
Windfall	n/a	n/a	64	64	64	64	64	320	11.1%
Total	53	279.77	505	723	969	516	155	2868	100.0%

Overall Housing Land Supply (including Windfall Allowance)

The deliverable (years 0- 5) and developable (years 6 -15) housing land supply based on identified supply and windfall allowance is set out in Table 5.5 below.

Table 5.5 – Overall (0-15 Year) Housing Land Supply (inc Windfall Allowance)

	Number of Sites	Area (Ha)	Housing Land Supply				
			Deliverable	Developable		Total	Total as %
			0 - 5 years	6 - 10 years	11 – 15 years		
PDL	263	408.82	2326	2185	1843	6354	61.8%
PDL/GF	15	23.42	60	140	29	229	2.2%
GF	72	353.02	788	1282	676	2746	26.7%
Windfall	N/A	N/A	320	320	320	960	9.3%
Total			3494	3927	2868	10289	100.0%

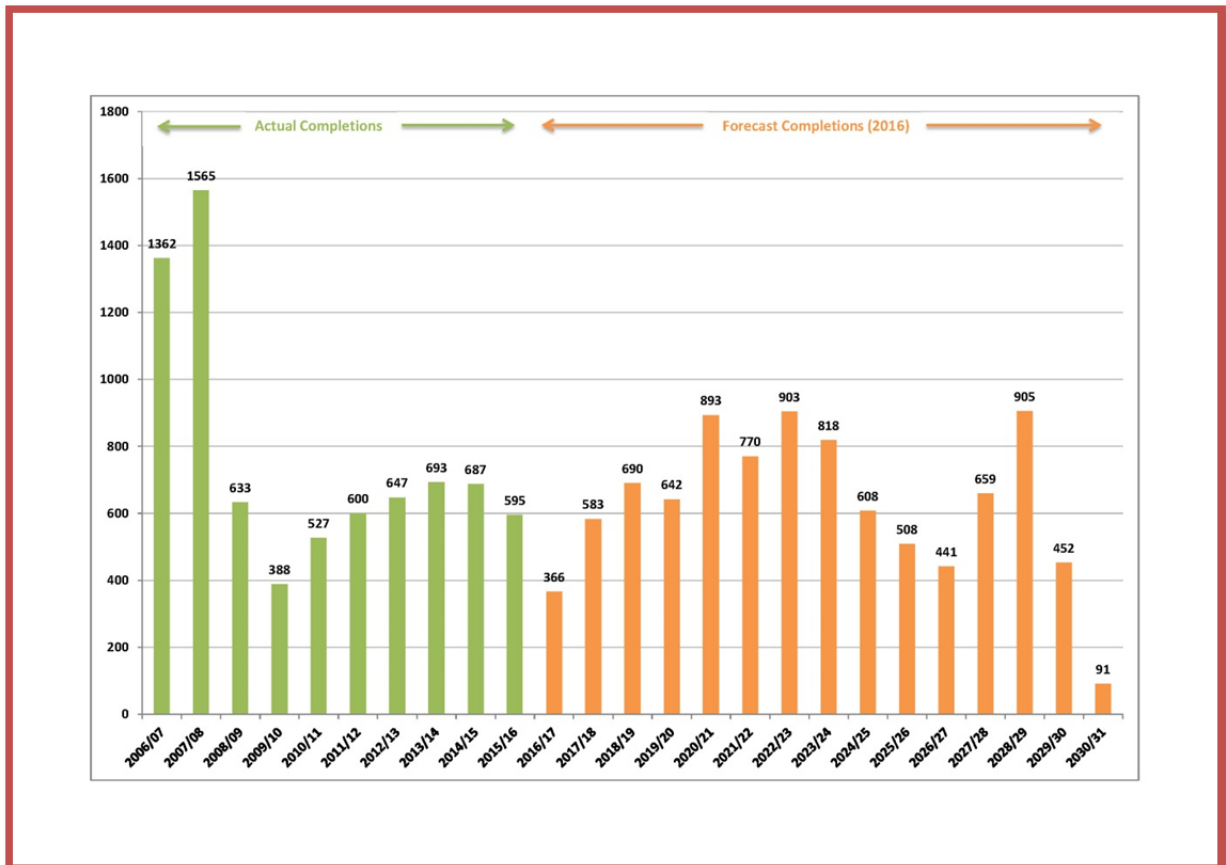
HOU1: Net Additional Dwellings Completed (2015/16)

HOU1	Net Additional Dwellings	595
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The HOU1 indicator shows that 2015/16 saw the completion of 595 net additional new dwellings (taken from 615 gross completions minus 20 losses). This compares to 687 net new additional dwellings reported in the last monitoring period.

HOU2: Net Additional Dwellings (Projection from SHLAA)

This indicator is a trajectory over time showing how actual dwelling completions compare to the latest forecast completions that come from the latest SHLAA update (in this case, the 2015 SHLAA). The chart below shows an updated trajectory for housing completions up to 2030. It also shows historic completions from 2006/07 onwards to give an indication of the trend over time.



HOU3: New Dwellings Completed on PDL (2015/16)

HOU3	New Dwellings on PDL	580 of 615 (94%)
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Indicator HOU3 shows that of the 615 gross new dwellings in this period, 580 (94%) were on previously developed land (PDL). This percentage is slightly less than reported in the previous monitoring period (2014/15).

HOU4: Pitch provision for Gypsy, Traveller and Travelling Showpeople (2015/16)

Position at April 2014 (as reported in GTAA)

Gypsy & Travellers		
Site Type	Address	No. of Pitches
Local Authority Sites	-	0
Private Sites with Permanent Permission	57 Gorsey Lane	2
	Smithfield Caravan Park, Glazebury	2
Private Sites with Temporary Permission	Two Acre Caravan Park, Walton	15
	Woodend Farm, Rixton	1
Tolerated Sites (Long term without Planning Permission)	-	0
Unauthorised Developments	Grappenhall Lodge	6
Total Pitches		26

Travelling Showpeople		
Site Type	Address	No. of Pitches
Local Authority Sites	-	0
Private Sites with Permanent Permission	237 Liverpool Road, Gt Sankey	1
Private Sites with Temporary Permission	-	0
		0
Tolerated Sites (Long term without Planning Permission)	Foundary Street, Warrington Town Centre	2
Unauthorised Developments	-	
Total Pitches		3

HOU4: Position in 2016 Annual Monitoring Report

Gypsy & Travellers		
Site Type	Address	No. of Pitches
Local Authority Sites	-	0
Private Sites with Permanent Permission	57 Gorsey Lane	2
	Smithfield Caravan Park, Glazebury	2
Private Sites with Temporary Permission	Grappenhall Lodge	3
	Woodend Farm, Rixton	1
Tolerated Sites (Long term without Planning Permission)	-	0
Unauthorised Developments	Two Acre Caravan Park, Walton	15
Total Pitches		23

Travelling Showpeople		
Site Type	Address	No. of Pitches
Local Authority Sites	-	0
Private Sites with Permanent Permission	237 Liverpool Road, Gt Sankey	1
	Land to the north of Hall Lane, Stretton	2
Private Sites with Temporary Permission	-	0
		0
Tolerated Sites (Long term without Planning Permission)	Foundary Street, Warrington Town Centre	2
Unauthorised Developments	-	
Total Pitches		5

In April 2014, Opinion Research Services published a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) for Cheshire, Warrington and Halton.

The information above shows how Gypsy and Traveller sites have changed in Warrington in this monitoring period when compared to the position published in the GTAA in April 2014. In this monitoring period, temporary permission has lapsed on one site, which has now become an unauthorised site (the site at Two Acre Caravan Park in Walton is subject to a current planning appeal against renewal of the permission).

This indicator will look annually at the overall pitch provision in Warrington rather than previous AMRs which looked only at the amount of new pitch provision within the monitoring period.

HOU5: Affordable Housing Completions (2015/16)

HOU5	Completions	162
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In this monitoring period, there have been 162 affordable housing completions which compares to 101 in 2014/15. Whilst, this also compares favourably to the Council's previous annual target of 172 affordable homes each year the new Mid-Mersey Strategic Housing Market Assessment (SMHA) identifies a requirement for 220 affordable homes per annum in Warrington.

Employment Development and Land Availability (April 2016)

The following indicators have been set for monitoring employment development. This is also followed by the findings and outcomes from the 2016 Economic Development Needs Assessment.

ED1: Total Amount of Completed Employment Floorspace (sqm) – by type

ED2: Total Amount of Completed Employment Floorspace (sqm) on Previously Developed Land (PDL) – by type

ED3: Total Amount of Employment Floorspace Under Construction (sqm) – by type

ED4: Employment Land Available (Hectares) – by type

ED5: Employment Land lost to other uses (Hectares)

		B1a	B1b	B1c	B2	B8	Mixed B Use	Total
ED1	Floorspace (sqm)	-	-	-	22,262	61,965	4,645	88,872
ED2	Floorspace (sqm)	-	-	-	22,262	61,965	4,645	88,872
	% Floorspace On PDL	-	-	-	100%	100%	100%	100%
ED3	Floorspace (sqm)	-	-	-	-	-	12,805	12,805
ED4	Hectares	30.46	-	-	-	10.38	63.69	104.53
ED5	Hectares							70.43

Key Findings for Employment Land Monitoring data for this AMR Period (1st April 2015 to 31st March 2016)

- Total completions in the plan period from 2006 up to 1st April 2016 stands at 175.86 Ha.
- 3.92 Ha. was under construction at the 1st April 2016.
- 22 sites had planning permission, totalling 137.73 ha of land in total
- Whilst there is no specific target for new employment development on brownfield land, in the period 2006 to 2016, 91% of Warrington’s employment development has been on brownfield sites. 100% of the currently identified supply is brownfield.
- The average annual take up rate of land for development for employment uses between 2006 and 2016 was 17.6 Ha. per annum.
- Losses to other uses accounts for 70.43 Ha (with 51.36 Ha being lost to residential use at Omega (2015/26469 although this site was not included in forward trajectory as it was strategic), 5.31 Ha lost to retail at Former FIAT Warehouse on Winwick Road (2011/18583), 6.16 Ha lost to Sui Generis use (Car Sales) at Calver Road (2016/27383) and 7.60 Ha lost to residential use at Gemini 16 (2015/26158)).

Economic Development Needs Assessment (EDNA) 2016

The council commissioned an Economic Development Needs Assessment in 2016 with the following key aims:

- “Identify the future quantity of land or floorspace required for economic development uses including both the quantitative and qualitative needs for new development; and
- Provide an overview of the current profile of Warrington’s existing employment supply and an analysis of any gaps in the current land supply in terms of quality and location.”

The start point for the EDNA is the council’s employment land monitoring data, dated 31st March 2016 (previously known as the Employment Land Availability Statement). This indicated that there are 30 sites totalling 231.87 ha. This comprises a local supply of 82.24 ha in 23 sites (35.5 percent of the floorspace total), a strategic supply of 149.63 ha in seven sites at Omega (64.5 percent). However, consideration of both the local and strategic land supply suggests that these totals include areas of land which will not be brought forward for development, will be developed for non B-Class uses or where development completed prior to 31st March 2016.

Allowing for these revisions gives a revised supply total of **111.14 ha**, comprising:

- Local supply: 35.47 ha (31.9 percent)
- Strategic (Omega): 75.67 ha (68.1 percent).

In the case of the local supply, reductions reflect the fact that 5.40 ha in the west of 36c: Gemini 16, Westbrook has Outline/Reserved Matters consent for housing. Research also suggests the six other sites, totalling 27.16 ha, will not come forward in their present form or have defined proposals for non B-Class uses. Two sites – 369: Tanyard Farm Estate, Rushgreen Road, Lymm (1.66 ha) and 380: Barleycastle Trading Estate, Lyncastle Road, Appleton, Warrington (0.80 ha) – are proposing a redevelopment of existing premises with no net gain in B1, B2, B8 land or property. Finally, developers of 362: Former Dallam Day Centre, Dallam Lane (0.48 ha) report that development of ‘The Base’ incubation centre completed in January 2016. At Lingley Mere 15 A(g): Phase 2 - Lingley Mere (9.37 ha) is also now consented for housing.

At Omega, the original 149.63 ha supply is halved by recent events including the consent for a housing-led scheme on Omega Phase 3 (51.36 ha) and completions of B2/B8 premises on 22.6 ha.

However, the following sites are likely to be developed to meet the exclusive needs of specific occupiers. They are not available to the broader market needs and thus can be considered as outside of Warrington’s available employment land supply:

- 363: Novelis UK, Latchford Locks, Thelwall Lane (0.30 ha) – Development is for the exclusive use of Novelis
- 366: Plot R, Lakeside Drive (0.26 ha) – Proposal is for expansion space for Phonak
- 370: Unit 910, Centre Park, Lakeside Drive (0.06 ha) – Proposal is for expansion space for Brevini UK
- Omega South - Plot 7D (3.20 ha) – The remaining land would only be developed as expansion space for the Plastic Omnium facility.
- Omega Phases 1 and 2 Remainder - 2.79 ha now has reserved matters consent for a 10,870 sqm supply chain centre, to be developed for the exclusive use of Domino’s Pizza. This reduces the available land here to 26.27 ha.

Therefore, scenarios are presented for Warrington’s land resource, considering the total supply initially and then adjusting it according to the various assumptions made above.

As a revised supply, Warrington has 111.14 ha of employment land at present, in 18 sites. If sites not available to the broader market needs are also excluded, that supply drops to **104.53 ha** in 14 sites of which 34.85 ha in 11 sites represents the local supply and just over two thirds, 69.68 ha in three sites, represents the strategic (Omega) supply. This is reflected in indicator ED4.

More information on the calculations above and forward supply situation are available in the published EDNA on the council website.

Retail Development in the Town Centre (April 2016)

The most recent Retail Study for Warrington is the Borough Wide Retail and Leisure Needs Assessment (White Young Green) which forms part of the evidence base for the Warrington Local Planning Framework. This updated the previous Retail Study from 2009 (partially updated in 2012). The Report and its appendices can be downloaded from:

https://www.warrington.gov.uk/info/200564/planning_policy/1905/evidence_base/10

RET1: New Retail Development in the Town Centre (sqm)

RET1	Floorspace (sqm)	3,117
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There was only one planning permission for new retail development in the Town Centre in this monitoring period. This was in the Bridge Street Quarter where permission for a temporary A1 market retail unit of 3,117 sqm was granted to replace the existing market whilst the new Time Square development is constructed (Ref: 2015/26062)

RET2: New Retail Development permitted outside defined centres (as listed in LPCS Policy SN4) (sqm)

RET2	No. Of Permissions	8
	Floorspace (sqm)	11,847

In total, 9 approvals for new retail development were granted across this monitoring period. Of these permissions, 8 were classed as out-of-centre.

These eight permissions were:

2014/24841 – Junction of Thewlis Street & Old Liverpool Road – 1,930 sqm

2014/25033 – JTF, Chesford Grange, Woolston – 6,111 sqm

2015/25201 – Rushgreen Road Service Station, Lymm – 1,045 sqm

2015/25319 – Weir View, Knutsford Road – 64 sqm

2015/25554 – 741 Knutsford Road – 140 sqm

2015/26262 – Harrison Square – 30 sqm increase over former building

2015/26628 – B&Q, Delph Lane – 2,412 sqm extension

2015/27112 – 10 Martin Avenue, Poplars and Hulme – 115 sqm

RET3: Vacant Floorspace in the Town Centre (Units & Sqm Floorspace)

RET3	Units	121
	% of Total Units	23.5%
	Floorspace (sqm)	23,020
	% of Total Floorspace	17.1%

The updated Retail and Leisure Needs Assessment identified vacancy levels within Warrington Town Centre in November 2014. The study updated the annual retail survey undertaken by Experian

GOAD. The figures returned above show that the Town Centre continues to show high levels of vacant units which have increased since 2012 from 19.3% to 23.5% of the total units in the Town Centre. The study also identified that 80% of the vacant units had a floorspace of 200 sqm or lower.

Hot Food Takeaway SPD

HFT1: A5 Planning Applications Approved with reference to the Hot Food Takeaway SPD

HFT1	No. of Planning Permissions	2 (100% of A5 approvals)
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In the monitoring period of this AMR, 6 applications were received for A5 uses. Of these applications, two were withdrawn whilst two were refused with the remaining two applications gaining planning permission. In the cases of approval, the Hot Food Takeaway SPD was specifically referred to in the planning officer's reports in determining the applications.

Open Space

OS1: Total Amount of Open Space (Hectares)

OS2: Total Amount of Equipped Play Open Space (Sites & Hectares)

OS3: Total Amount of Informal Play Open Space (Sites & Hectares)

OS4: Total Amount of Parks & Gardens Open Space (Sites & Hectares)

In 2016, the Council published an updated 'Open Space Audit', a position statement that provided a snapshot of the headline findings from the open space and recreation audit as at 1st April 2015. The table below shows the headline figures from the new evidence and the previous published Audit from 2012.

		Total (2014/15 Period) (2012 Audit)	Total (2015/16 Period) (2015 Audit)
OS1	Hectares	1,725	1,876
OS2	Sites	165	130
	Hectares	10	11
OS3	Sites	231	252
	Hectares	102	92
OS4	Sites	81	121
	Hectares	392	432

The large increase in identified open space (151 hectares between 2012 and 2015) has mainly come from the inclusion of several golf courses in the outdoor sports category that were not previously included in the audit.

The results show that whilst the number of equipped play sites reduced between 2012 and 2015, the actual area of these sites has increased from 10 to 11 hectares. Informal play areas saw a reduction in the site areas but an increase in the number of sites. Sites classified as Parks and Gardens saw an increase in both number and size over the three year period.

Environmental Quality

This section looks at various statistics affecting environmental quality in the Borough.

EQ1: Planning Permissions granted contrary to Environment Agency advice

EQ1	No. Of Planning Permissions	0
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In this monitoring period, there were no applications granted contrary to advice from the Environment Agency.

EQ2: Changes in Areas of Biodiversity Importance

EQ2	+/- Change in Area (Hectares)	0
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In this monitoring period, there were no changes to area of biodiversity importance (these include Local Wildlife Sites, Local Nature Reserves, SSSIs and Special Areas of Conservation).

EQ3: Renewable Energy Generation – Approved Schemes

EQ3	No. of Approved Schemes	8
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The application of the adopted Local Plan Core Strategy policy (QE1) which sought energy efficient development in line with the energy hierarchy and reductions in CO₂ emissions above Part L of the current Building Regulations (at the time applications were submitted) has been in effect throughout the monitoring period.

In terms of renewable energy provision as part of development schemes, the Council granted planning permission for eight development schemes that included condition(s) relating to energy efficiency and /or elements of decentralised and renewable or low carbon energy generation within the monitoring period. Six of these schemes have commenced development. Some have been required to achieve 10% of their total predicted energy demand from decentralised and renewable or low carbon sources in line with the target in Policy QE1, whilst others have been required to provide electric charging points or demonstrate compliance with the low carbon policy contained in the Local Plan Core Strategy.

There have been nine applications for the installation of renewable energy schemes to existing buildings. All of which have been for the installation of solar panels, to either warehouses or Council owned premises, including a crematorium and a school.

There have been three applications for large scale renewable energy schemes (Solar farms) during this monitoring period but none of them were approved.

EQ4: Changes to Heritage Assets (Statutory Listed Buildings)

EQ4	No. Of Listed Buildings	375
	+/- Change since 2015 AMR	0

In this monitoring period, there have been no new additions to the Statutory Listed Buildings register by Historic England. There have also been no delistings of buildings.

EQ5: Changes to Heritage Assets (Conservation Areas)

EQ5	No. of Conservation Areas	16
	+/- Change since 2015 AMR	0
	Area (Hectares)	191.5
	+/- Change since 2015 AMR	0

In this monitoring period, there have been no changes to the existing Conservation Areas in Warrington and there have also been no new Conservation Area designations.

Minerals

MIN1: Production of Primary Land Won Aggregates

The NPPF requires Mineral Planning Authorities (MPAs) to produce an annual Local Aggregate Assessment (LAA) that provides an assessment of the demand for and supply of aggregates in the MPA area. The Council is working jointly with the 10 Greater Manchester Authorities, the 5 Merseyside authorities and Halton in preparing a joint LAA. The draft version of the Joint Local Aggregate Assessment for Gt Manchester, Merseyside, Halton and Warrington 2016 provides aggregated figures on a sub-regional basis only. Warrington is grouped together with the Greater Manchester and Merseyside authorities (including Halton) for these monitoring purposes as figures cannot be assigned to individual boroughs for reasons of confidentiality.

In the Draft LAA (2016), the landbank for crushed rock aggregate has decreased marginally from 16.5 years in 2014 to 15.5 years as at 31st December 2015. The landbank for land-won sand and gravel has again decreased slightly from 9.0 to 8.6 years. However, this still meets the requirement set out in NPPF for a land bank of 7 years (sand and gravel) and 10 years (crushed rock).

The report also compares the annual apportionment requirements with 10 year average sales data as an alternative to assessing forward supply. The 10-year average figure for sand and gravel is 0.30mt, down 0.13mt on the 2005 – 2020 annual apportionment requirement of 0.43mt. The 10-year average figure for crushed rock is 0.70 mt, down 0.6258 mt on the 2005 – 2020 annual apportionment requirement of 1.32 mt. This is nearly a 47% reduction and it is important to understand how this will impact on the landbank. Under this forecasting method, the sand and gravel landbank would be 12.33 years and the crushed rock landbank would be 29.18 years. However, it is recognised that there are some limitations to the use of this methodology as well and further analysis will be undertaken through future LAAs.

Land won sand and gravel sales in the sub region between 2006 – 2015 (million tonnes)

Year	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Sales	0.4	0.3	0.44	0.37	0.22	0.24	0.24	0.24	0.26	0.31

Source: LAA 2016

Crushed rock sales in the sub region between 2006 – 2015 (million tonnes)

Year	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Sales	1.54	1.1	0.69	0.30	0.29	0.36	0.81	0.42	0.7	0.8

Source: LAA 2016

Landbank for crushed rock and sand and gravel in the sub-region based on the sub-regional apportionment from National and Regional Guidelines for Aggregate Provision 2005-2020

	Landbank as at 31.12.2014	Permitted reserves as at 31.12.2015	Annual apportionment requirement 2005 – 2020	Landbank as at 31.12.2015
Crushed Rock	16.5 years	20.43mt	1.32 mt	15.5 years
Sand and gravel	9.0years	3.70 mt	0.43 mt	8.6 years

Source: LAA 2016

Aggregate reserves in the sub-region

Monitoring period	AM06	AM07	AM08	AM09	AM10	AM11	AM12	AM13	AM14	AM15
Crushed Rock (sandstone) reserves (million tonnes)	25.54	24.86	17.36	17.23	17.01	20.26	20.06	20.3	21.18	20.43
Land-won sand and gravel reserves (million tonnes)	9.89	5.15	5.8	6.1	4.85	4.76	4.52	4.27	3.86	3.70

Source: LAA 2016

MIN2: Construction, Demolition and Excavation Waste

Data on secondary and recycled aggregate production and use is still variable and incomplete. This is because, while some sites operate under license and can be monitored, much recycling and re-use occurs on individual construction sites, is temporary in nature and does not produce data. The most up-to-date figures are the regional study of arisings which was undertaken in 2007 and provided an estimated figure of 11,345,222 tonnes CD&E waste arising in the North West in 2006.

MIN3: Production of Secondary / Recycled Aggregates

The figures on alternative arisings in the North West are carried forward from the last AMR and are the most up-to-date and were collected as part of the AM2008 Annual Monitoring Survey for the period 1st January 2008 to 31st December 2008 in the North West.

Alternatives Arisings in North West 2008 (million tonnes)

Material	Cheshire	Cumbria	Lancashire	G'Manchester, Halton, Merseyside & Warrington	Total NW England
Pulverised Fuel Ash	-	-	-	0.13 mt	0.13 mt
Furnace Bottom Ash	-	-	-	0.01 mt	0.01 mt
Slate Waste	-	0.29 mt	-	-	0.29 mt
Total Alternatives	-	0.29 mt	-	0.14 mt	0.43 mt

The Greater Manchester, Merseyside, Halton and Warrington sub-region accounted for all of the arisings of Pulverised Fuel Ash (PFA) and Furnace Bottom Ash (FBA) produced in the NW Region. The total arisings of PFA has fallen by 31% since 2005, from 0.42mt to 0.13mt in 2008. Total arisings of FBA has also fallen dramatically since 2005 by 87.5%, from 0.08mt to 0.01mt in 2008. There were no arisings of slate waste in the sub-region. Cumbria being the only sub-region to produce any arisings of this material during this period. The arisings of slate waste has increased by 31%, from 0.20mt in 2005 to 0.29mt in 2008.

Waste

WST1: Capacity of new waste management facilities by WPA

WST2: Amount of municipal waste arising and managed by management type by WPA

There have been two applications for significant waste management facilities approved in this monitoring period.

Planning application (2013/22598) was refused on 24th January 2014. An appeal against this decision was lodged but had not received a decision in the monitoring period. The application related to the extension of the operating life of Arpley Landfill Site for a further 5 years (from 2013 to 2018) for the disposal of controlled non-hazardous waste to enable the filling of an engineered void space with a capacity for 1.6 million cubic metres in order to achieve an acceptable finished land form. Whilst the permission would not result in any net increase in capacity over the existing permission it would effectively constitute a new facility for monitoring purposes because the existing consent expired in October 2013. The application was granted consent on appeal on 15th May 2015. The consent extended the life of the site until 31st October 2017.

Planning Application 2015/25816 sought to extend the operational life of the combined site at, Moss Side Farm, Rixton. The previous planning permission (2008/13199) required that landfilling would be completed by 26 July 2017 with restoration to be completed by 26 July 2018. The new application sought to extend the life of the landfilling operations by five years but with an allowance of two years to complete the restoration, which would mean that all operations would be completed by the end of 2024. To achieve completion within the proposed timescale, inputs of 120,000m³ would need to be achieved in 2015 and 2016, increasing to 130,000m³ for the years 2017 to the end of 2022. The combined site at Rixton receives the non-hazardous processed residues from the applicant's (Collier Industrial Waste Ltd) Nash Road waste treatment facility at Trafford Park, in Greater Manchester. This facility provides for the pre-treatment of both hazardous and non-hazardous waste arising within the sub-region including Warrington. All waste that is received at the Combined Site is first subject to pre-treatment at Nash Road in order to comply with regulations introduced in 2007. This application was approved on 31st March 2016.

There has been one significant application (2015/25283) for a waste facility that has been refused in this monitoring period. The proposal was to increase the capacity of organic waste that could be treated at Diggle Green Farm organic waste site to a maximum of 75,000 tonnes per annum. The application was refused on 26th Jun 2015 and is now subject to an appeal.

There have been no applications submitted for significant waste management facilities in this monitoring period.

WST2	Landfill	Incineration with Energy From Waste (EfW)	Incineration without Energy From Waste (EfW)	Recycled/Composted	Other	Total Waste Arisings
Amount of waste arisings in tonnes	1,869	40,671	0	55,255	0	97,795

The 2015/16 monitoring period saw an increase of 3,472 tonnes in the total municipal waste arisings when compared to the previous monitoring period. This is the first time in nine years that there has been an increase in the total municipal waste arisings. There was another increase of 1,153 tonnes in the amount of recycled/composted waste that was collected (up from 54,102 to 55,255 tonnes).

Whilst, in general terms the 2015/16 monitoring period saw the continued effects of the Council's new municipal waste disposal contract, which has seen a significant reduction in the amount of waste being landfilled, there has been a modest increase in the amount of waste being landfilled and composted and a consequently increase in the total amount of municipal waste arising when compared to the previous monitoring period (up from 94,323 to 97,795 tonnes). However, the amount of waste incineration has also increased by 2,117 tonnes from 38,554 to 40,671 tonnes.

It is unclear why there has been an increase in the amount of municipal waste arisings but it could be a result of the economic recovery and the subsequent increase in the amount of new development that has started to take effect.

S106 Monitoring

This monitoring period (1st April 2014 to 31st March 2015) saw 5 new Section 106 Agreements signed totalling £1,309,202.70. This includes one agreement signed at Birchwood Park (Pinch Point Project) for £1,100,000 for Highways contributions.

The period also saw the receipt of £5,237,064.67 in 20 separate contributions. This includes £1,758,700 at Gemini 16 for Highways and Affordable Housing contributions and also £1,100,000 towards Highways contributions at Birchwood Park.

Applications Monitoring

In this monitoring period, the Council decided 1,963 planning applications. Of these, 1,542 (78.6%) were approved, 203 (10.3%) were refused and a further 132 (6.7%) were withdrawn for various reasons. A further 53 applications were either cancelled before determination or were judged that planning permission was not required.

Statistics on determination of planning applications showed:

- 100% of 'major' applications were decided within agreed timescales
- 70% of 'minor' applications were decided within 8 weeks (or within an agreed extended time period); and
- 95% of 'other' applications were decided within 8 weeks (or within an agreed extended time period).

This monitoring period also saw the determination of 30 planning appeals with 7 (23.3%) being overturned and the remaining 23 (76.7%) being upheld.

6. IDP Update (Interim CIL Infrastructure Update)

The Infrastructure Delivery Plan (IDP) and the associated schedules form part of a series of evidence based documents that underpin Warrington's Local Plan Core Strategy.

The IDP schedule aims to provide a comprehensive range of programmes which impact on spatial planning and aid all parties in identifying and prioritising infrastructure provision as part of an integrated approach to planning and infrastructure development. It is however recognised that funding arrangements and priorities of individual stakeholders will change and therefore the IDP schedule is a living evolving document that should be reviewed and monitored regularly in order to ensure that it includes the most up to date information.

The Council last reviewed the existing IDP schedule during the consultation on the CIL Preliminary Draft Charging Schedule and this provides the most up to date information in relation to infrastructure priorities and funding. The information has been drawn from a number of stakeholders and can be found below.

The IDP will be updated in support of the review of the Local Plan.

https://www.warrington.gov.uk/download/downloads/id/9337/cil_interim_infrastructure_project_update_list_october_2015

7. Duty To Co-operate

The 'duty to co-operate' is a legal requirement of the plan preparation process. This 'duty' was introduced by the Localism Act which came into effect in November 2011. Further advice on the 'duty' is given in the National Planning Policy Framework (NPPF) which was published on March 27th 2012; the Town and Country Planning (Local Planning) (England) Regulations 2012 which came into effect on the 6th April 2012 and the National Planning Practice Guidance which was issued on 6th March 2014.

The duty to co-operate requires local planning authorities and other bodies to co-operate with each other to address 'strategic issues' relevant to their areas. Within the context of the 'duty', 'strategic' issues are interpreted as those which are larger than local (cross boundary) and which cannot therefore be addressed by a single local planning authority working alone. The priority given to any 'strategic' issues will evidently depend on the local circumstances and in some instances there may be few or genuinely no such issues. This may include:

- The provision for new housing across a wider housing area
- The provision of major retail, leisure, industrial and other economic development
- The provision of infrastructure; and
- The protection and enhancement of the natural and historic environment

The Town and Country Planning (Local Planning) (England) Regulations 2012 usefully clarifies the public bodies which the duty to co-operate also covers. This includes:

- Environment Agency
- Historic England
- Natural England
- Civil Aviation Authority
- Homes and Community Agency
- Clinical Care Commissioning Groups
- Office of the Rail Regulator
- Highways England
- Integrated Transport authorities
- Highways Authorities
- Marine Management Organisation
- Local Enterprise Partnership

The Council has continued to undertake extensive and proactive engagement with adjoining local authorities and other public organisations on key strategic issues that affect the area and wider sub-region. This has included a high level of co-operation with Warrington's Local Plan Core Strategy throughout the various stages of production and consultation as it has emerged. This commitment not only stems from the requirement of the "duty to co-operate" but is also enshrined within the Council's Statement for Community Involvement.

The Council produced a "Duty to Co-operate" statement in May 2012, which accompanied the Local Plan Core Strategy at the Regulation 19 stage of formal consultation. The statement demonstrates how Warrington Borough Council, in its capacity as the Local Planning Authority, has complied with the 'duty to co-operate' in the preparation of its Local Plan Core Strategy.

Since the publication of this statement the Council has continued to cooperate with other bodies predominately on Local Plan issues, and progress will be reported as and when appropriate or in future monitoring reports.



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