

Record B - Comments received on the Council's Housing Provision in the Green Belt

- Ahead of the proposed PDO Green Belt release, Cheshire East Council, Cheshire West & Chester Council, Salford City Council, Trafford Council, Wigan Council, Halton Council and St Helens Council as neighbouring Local Planning Authorities, were all asked if they could accommodate some of Warrington's identified housing need, within their administrative boundaries.
- Responses advising that this would not be an option were received from Cheshire East Council, Cheshire West & Chester Council, Salford City Council and Trafford Council.
- No responses were received from Wigan Council, Halton Council and St Helens Council.

Mr Adrian Fisher

Head of Planning Strategy
Planning & Sustainable Development
First Floor Westfields
C/o Municipal Buildings
Earle Street
Crewe
Cw1 2BJ

VIA E-MAIL: localplan@cheshireeast.gov.uk

Our Ref: MB/GB/17

Date: 26th March 2017

Professor Steven Broomhead
Chief Executive

Peter Astley MBE
Assistant Director
Regulation & Public Protection

Reply in writing to:
Planning Policy & Programmes
3rd Floor New Town House
Buttermarket Street
Warrington
WA1 2NH

E-mail us at: ldf@warrington.gov.uk

Dear Mr Fisher

Warrington Borough Council Local Plan Review-Duty to Co-operate

Warrington Borough Council Housing Provision

Demand for housing land in the Borough of Warrington is high, as is developer interest in bringing sites forward. Although we continue to monitor land supply and the latest household projections, evidence is suggesting that we cannot accommodate our development needs of a minimum 20,000 new homes up to 2037 within the existing urban areas or Greenfield sites outside of the Green Belt.

Further on-going work has confirmed that the existing urban areas and Greenfield sites outside of the Green Belt can accommodate approximately 15,000 new dwellings. If Warrington is to meet its development needs in full it will therefore require the release of Green Belt land for development.

In line with the NPPF, a way of potentially reducing the need to release Green Belt land for development purposes is to explore the possibility of some of the housing need arising in the Borough of Warrington being accommodated in a neighbouring Local Authority area.

My reason for contacting you in this regard is that there is a degree of migration and day to day commuting between our Local Authority areas which suggests that some of the demand for housing in the Borough of Warrington may be capable of being met in your Borough.

I would be grateful for your view on whether there is a possibility that some of the housing need arising in the Borough of Warrington to 2037 can be accommodated in your area, so that we can take account of this during our Local Plan Review.

For your information, I will be writing to all adjoining Local Authorities in similar terms.

Yours sincerely

Michael Bell

Planning Policy & Programmes Manager

Direct Dial: 01925 442795

E-mail: Michael.Bell@warrington.gov.uk

Our ref: AF/DR
Date: 30 March 2017

Mr M Bell
Planning Policy & Programmes
Manager
Warrington Borough Council
3rd Floor New Town House
Buttermarket Street
WARRINGTON
WA1 2NH

Planning & Sustainable Development

First Floor, Westfields
c/o Municipal Buildings
Earle Street
CREWE
CW1 2BJ

Tel: 01270 685893

localplan@cheshireeast.gov.uk

www.cheshireeast.gov.uk

Dear Mr Bell

**WARRINGTON BOROUGH COUNCIL LOCAL PLAN REVIEW
DUTY TO CO-OPERATE**

Thank you for your letter of 26 March concerning the provision of new housing to meet Warrington's future needs.

The Cheshire East Local Plan Strategy sets housing figures through to 2030 and this has now reached Main Modifications stage. Accordingly there is a high degree of certainty over the housing requirement through to the end of the Plan period.

In addition to this the Local Plan Strategy also considers Green Belt review and the safeguarding of land up to the year 2045. As you may know the part of Cheshire East in closest proximity to Warrington is also covered by Green Belt. Therefore the planning framework in this area is substantially established beyond 2037 and up to 2045. Within this context I regret that the opportunities for accommodating a proportion of Warrington's housing needs are very limited. It is also likely that if additional dwellings were required as overspill for Warrington, they also would have implications for Green Belt on the Cheshire side of the boundary.

Consequently I suggest the best and most sustainable approach to meeting Warrington's housing needs is to consider allocations in close proximity to the existing urban framework of the town and that Warrington Council considers the exceptional circumstances that may warrant a limited release of Green Belt for the best locations around the current urban area.

Thank you for the recent Duty to Co-operate meeting and the constructive discussion on housing and related matters and I look forward to that dialogue continuing.

Yours sincerely

Adrian Fisher ---
Head of Planning Strategy

Ms Gill Smith
Planning Policy Manager
4 Civic Way
Ellesmere Port
CH65 0BE

Professor Steven Broomhead
Chief Executive

Peter Astley MBE
Assistant Director
Regulation & Public Protection

Reply in writing to:
Planning Policy & Programmes
3rd Floor New Town House
Buttermarket Street
Warrington
WA1 2NH

VIA E-MAIL: Gill.Smith@cheshirewestandchester.gov.uk

Our Ref: MB/GB/17

Date: 26th March 2017

E-mail us at: ldf@warrington.gov.uk

Dear Ms Smith

Warrington Borough Council Local Plan Review-Duty to Co-operate

Warrington Borough Council Housing Provision

Demand for housing land in the Borough of Warrington is high, as is developer interest in bringing sites forward. Although we continue to monitor land supply and the latest household projections, evidence is suggesting that we cannot accommodate our development needs of a minimum 20,000 new homes up to 2037 within the existing urban areas or Greenfield sites outside of the Green Belt.

Further on-going work has confirmed that the existing urban areas and Greenfield sites outside of the Green Belt can accommodate approximately 15,000 new dwellings. If Warrington is to meet its development needs in full it will therefore require the release of Green Belt land for development.

In line with the NPPF, a way of potentially reducing the need to release Green Belt land for development purposes is to explore the possibility of some of the housing need arising in the Borough of Warrington being accommodated in a neighbouring Local Authority area.

My reason for contacting you in this regard is that there is a degree of migration and day to day commuting between our Local Authority areas which suggests that some of the demand for housing in the Borough of Warrington may be capable of being met in your Borough.

I would be grateful for your view on whether there is a possibility that some of the housing need arising in the Borough of Warrington to 2037 can be accommodated in your area, so that we can take account of this during our Local Plan Review.

For your information, I will be writing to all adjoining Local Authorities in similar terms.

Yours sincerely

Michael Bell

Planning Policy & Programmes Manager

Direct Dial: 01925 442795

E-mail: Michael.Bell@warrington.gov.uk

Cheshire West & Chester Council

Planning & Strategic Transport

Nicholas House
Chester

Tel: 01244 973140

Our ref: Warrington/DTC

Your ref:

Please ask for: Gill Smith

Email: gill.smith@cheshirewestandchester.gov.uk

Web: www.cheshirewestandchester.gov.uk

Date: 4 May 2017

Michael Bell
Planning Policy & Programmes Mgr
Warrington Borough Council
3rd Floor New Town House
Buttermarket Street
Warrington
WA1 2NH

Dear Michael

Warrington Borough Council Housing Provision

Thank you for your letter of the 26 March 2017 in relation to the above and please accept my apologies for the delay in replying.

You will be aware that the Cheshire West and Chester (Local Plan) Part One was adopted in January 2015. This Plan established that the borough was a self-contained housing market area and that future housing need could be met without substantial Green Belt release.

I note that you reference 'there is a degree of migration and day today commuting' between the two boroughs but this is of a limited nature and we certainly do not form a functional economic area or housing market area. I understand that Warrington is planning for an ambitious level of economic growth that is a key driver of future housing demand. It would not be sustainable to seek to locate housing need away from the planned jobs growth, especially as the area of Cheshire West adjoining Warrington borough is also designated as Green Belt. On this basis I can confirm Cheshire West cannot meet housing needs from Warrington.

If you require any further explanation please contact me.

Yours sincerely

ACHIEVEMENT
AWARDS 2015

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Cheshire West
and Chester

Gill Smith
Planning Policy Manager

Ms. Claire Thorn
Salford City Council
Salford Civic Centre
Chorley Road
Swinton
Salford
M27 5AW

Professor Steven Broomhead
Chief Executive

Peter Astley MBE
Assistant Director
Regulation & Public Protection

Reply in writing to:
Planning Policy & Programmes
3rd Floor New Town House
Buttermarket Street
Warrington
WA1 2NH

VIA E-MAIL: claire.thorn@salford.gov.uk

Our Ref: MB/GB/17

Date: 27th March 2017

E-mail us at: ldf@warrington.gov.uk

Dear Ms Thorn

Warrington Borough Council Local Plan Review-Duty to Co-operate

Warrington Borough Council Housing Provision

Demand for housing land in the Borough of Warrington is high, as is developer interest in bringing sites forward. Although we continue to monitor land supply and the latest household projections, evidence is suggesting that we cannot accommodate our development needs of a minimum 20,000 new homes up to 2037 within the existing urban areas or Greenfield sites outside of the Green Belt.

Further on-going work has confirmed that the existing urban areas and Greenfield sites outside of the Green Belt can accommodate approximately 15,000 new dwellings. If Warrington is to meet its development needs in full it will therefore require the release of Green Belt land for development.

In line with the NPPF, a way of potentially reducing the need to release Green Belt land for development purposes is to explore the possibility of some of the housing need arising in the Borough of Warrington being accommodated in a neighbouring Local Authority area.

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I would be grateful for your view on whether there is a possibility that some of the housing need arising in the Borough of Warrington to 2037 can be accommodated in your area, so that we can take account of this during our Local Plan Review.

For your information, I will be writing to all adjoining Local Authorities in similar terms.

Yours sincerely

Michael Bell

Planning Policy & Programmes Manager

Direct Dial: 01925 442795

E-mail: Michael.Bell@warrington.gov.uk

Michael Bell
Planning Policy and Programmes
Warrington Borough Council
3rd Floor, New Town House
Buttermarket Street
Warrington
WA1 2NH

30 March 2017

Dear Mr Bell,

Warrington Borough Council Local Plan Review - Duty to Cooperate

Thank you for your letter dated 27 March 2017. It is noted that accommodating Warrington's development needs within the existing urban area will be challenging and on this basis you are contacting Salford City Council and other adjoining local authorities to determine whether some of Warrington's housing need can be accommodated within other local authority areas.

As you will be aware Salford City Council published its Draft Local Plan in November 2016 and is currently considering the responses received to this. Successful regeneration efforts have led to a significant growth in Salford's population over the last decade and this is forecast to continue. There will be significant challenges ahead in meeting Salford's future development needs and it has been identified that 34,900 dwellings are required in Salford over the period 2015-2035. Although the vast majority of growth will be accommodated within the existing urban area, Salford City Council is proposing, through the local plan process, that some land is taken out of the Green Belt in west Salford in order to assist in meeting this need. Having regard to these issues, it is not considered that Salford would be in a position to accommodate any of Warrington's housing need.

I hope this response is of assistance, and I look forward to continuing dialogue on the production of our respective plans.

Yours sincerely,

Chris Findley
Assistant Director for Planning

Ms Clare Taylor-Russell
Strategic Planning & Growth Manager
First Floor
Trafford Town Hall
Talbot Road
Stretford
Manchester
M32 0TH

Professor Steven Broomhead
Chief Executive

Peter Astley MBE
Assistant Director
Regulation & Public Protection

Reply in writing to:
Planning Policy & Programmes
3rd Floor New Town House
Buttermarket Street
Warrington
WA1 2NH

VIA E-MAIL: clare.taylor-russell@trafford.gov.uk

Our Ref: MB/GB/17

Date: 27th March 2017

E-mail us at: ldf@warrington.gov.uk

Dear Ms Taylor-Russell

Warrington Borough Council Local Plan Review-Duty to Co-operate

Warrington Borough Council Housing Provision

Demand for housing land in the Borough of Warrington is high, as is developer interest in bringing sites forward. Although we continue to monitor land supply and the latest household projections, evidence is suggesting that we cannot accommodate our development needs of a minimum 20,000 new homes up to 2037 within the existing urban areas or Greenfield sites outside of the Green Belt.

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For your information, I will be writing to all adjoining Local Authorities in similar terms.

Yours sincerely

Michael Bell

Planning Policy & Programmes Manager

Direct Dial: 01925 442795

E-mail: Michael.Bell@warrington.gov.uk



**TRAFFORD
COUNCIL**

Planning Policy & Programmes
3rd Floor New Town House
Buttermarket Street
Warrington
WA1 2NH

Clare Taylor-Russell
Strategic Planning and Growth Manager

Trafford Council
First Floor Extn, Trafford Town Hall, Talbot Road
Stretford, Manchester M32 0TH
Email email.address@trafford.gov.uk
Telephone 0161 912 4496
www.trafford.gov.uk

Date 11 April 2017

Your Reference: MB/GB/17

Dear Mr Bell

Warrington Borough Council Local Plan Review-Duty to Co-operate

Warrington Borough Council Housing Provision

Thank you for your recent letter regarding the above.

In response to your letter of 27th March, where you ask whether or not Trafford would be able to meet any of Warrington's unmet OAN, I can confirm that Trafford will not be able to do this. Unfortunately, Trafford has insufficient land in its urban area to meet its own identified OAN, as per the emerging Greater Manchester Spatial Framework (GMSF). As a result of this position the Council is proposing to release a number of sites from the Green Belt, through the GMSF. It will not be possible, therefore, to meet any of Warrington's unmet need.

That said Trafford is very keen to continue to work with Warrington with regard to strategic planning matters, in particular in relation to ensuring that the appropriate infrastructure investment is available to support development in Greater Manchester, Trafford and Warrington. Therefore I look forward to a regular dialogue with you and your colleagues.

Finally, and for completeness, thank you for sending the minutes of duty to cooperate meeting held on 6 March 2017; I have no comments to make in relation to them.

Yours sincerely

Clare Taylor-Russell
Strategic Planning and Growth Manager

Mr Gerard Woods
St Helens Borough Council
Victoria Square
St Helens
Merseyside
WA10 1HP

Professor Steven Broomhead
Chief Executive

Peter Astley MBE
Assistant Director
Regulation & Public Protection

Reply in writing to:
Planning Policy & Programmes
3rd Floor New Town House
Buttermarket Street
Warrington
WA1 2NH

VIA E-MAIL: gerardwoods@sthelens.gov.uk

Our Ref: MB/GB/17

Date: 27th March 2017

E-mail us at: ldf@warrington.gov.uk

Dear Mr Woods

Warrington Borough Council Local Plan Review-Duty to Co-operate

Warrington Borough Council Housing Provision

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Yours sincerely

Michael Bell

Planning Policy & Programmes Manager

Direct Dial: 01925 442795

E-mail: Michael.Bell@warrington.gov.uk

Professor Steven Broomhead
Chief Executive

Mr. D Kearsley
Wigan Council
Unity House
Westwood Park Drive
Wigan
Lancashire
WN3 4HE

Peter Astley MBE
Assistant Director
Regulation & Public Protection

Reply in writing to:
Planning Policy & Programmes
3rd Floor New Town House
Buttermarket Street
Warrington
WA1 2NH

VIA E-MAIL: d.kearsley@wigan.gov.uk

Our Ref: MB/GB/17

Date: 27th March 2017

E-mail us at: ldf@warrington.gov.uk

Dear Mr Kearsley

Warrington Borough Council Local Plan Review-Duty to Co-operate

Warrington Borough Council Housing Provision

Demand for housing land in the Borough of Warrington is high, as is developer interest in bringing sites forward. Although we continue to monitor land supply and the latest household projections, evidence is suggesting that we cannot accommodate our development needs of a minimum 20,000 new homes up to 2037 within the existing urban areas or Greenfield sites outside of the Green Belt.

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Yours sincerely

Michael Bell

Planning Policy & Programmes Manager

Direct Dial: 01925 442795

E-mail: Michael.Bell@warrington.gov.uk

Mr Alasdair Cross
Halton Borough Council
Municipal Buildings
Kingsway
Widnes
WA8 7QF

Professor Steven Broomhead
Chief Executive

Peter Astley MBE
Assistant Director
Regulation & Public Protection

Reply in writing to:
Planning Policy & Programmes
3rd Floor New Town House
Buttermarket Street
Warrington
WA1 2NH

VIA E-MAIL: alsadair.cross@halton.gov.uk

Our Ref: MB/GB/17

Date: 27th March 2017

E-mail us at: ldf@warrington.gov.uk

Dear Mr Cross

Warrington Borough Council Local Plan Review-Duty to Co-operate

Warrington Borough Council Housing Provision

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Yours sincerely

Michael Bell

Planning Policy & Programmes Manager

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E-mail: Michael.Bell@warrington.gov.uk