



WARRINGTON
Borough Council

Warrington Borough Council Local Plan

Annual Monitoring Report 2020

(Monitoring period: 1st April 2019 – 31st March 2020)

Published March 2021

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1. Key Messages

This is the 16th Annual Monitoring Report (AMR) to be produced by Warrington Borough Council in its capacity as Local Planning Authority. The report covers the period from the 1st April 2019 to 31st March 2020.

Overall the 2019/20 monitoring report confirms that the Borough's development plan policies continue to be effectively implemented to secure their intended positive outcomes for Warrington's communities, economy and environment.

Headline findings from this AMR include:

- 541 net new homes were completed within Warrington, which shows an increase of 38 units than that reported in the previous monitoring period (503).
- A total of 131 affordable housing gains were recorded across the period, which is an increase of 19 on the number reported in the previous year (112 units).
- The percentage of dwellings completed on previously developed land has remained high, comfortably exceeding the 80% target, ensuring that the delivery of new homes continues to constitute a catalyst for regeneration.
- The completion of 17,651 sqm of new employment floor space across 2 sites totalling 4.1 Ha of land, with the majority of land being developed at Birchwood Park (units 717-721). This is significantly lower than the last monitoring period (100,605sqm and 30.13ha of land).
- Six Section 106 agreements were signed providing a total future income of £519,811.00. The Council also received £2,197,575.66 from previous agreements which is marginally less than that reported in the last AMR (£2,576,249.82).
- Whilst, in general terms monitoring has seen a reduction in the total amount of municipal waste arisings over the last ten years (down from 104,511 in 2009/10 to 90,646 tonnes in 2018/19), the 2019/20 monitoring period saw a slight increase of 2,260 tonnes in the total municipal waste arisings when compared to the previous monitoring period.
- The Council determined a total of 1065 planning applications. Of these, 978 (92%) were approved and 87 (8%) were refused.

2. Introduction

This annual monitoring report for Warrington Borough Council, in its capacity as Local Planning Authority, covers the period 1st April 2019 to the 31st March 2020. It is the 16th 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 in March 2019.

The development plan policies in operation across the monitoring period were those adopted policies from the Local Plan Core Strategy (LPCS) 2014. However, a legal challenge to the adopted LPCS removed the housing target from the Plan and a review of the Local Plan is now underway. This is addressed in the Local Plan Progress 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 2020 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-2019 population estimate for Warrington is 210,014. The density of population is high with 11.6 residents per hectare; this an increase from the 2011 census figure of 11.2 residents per hectare. 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's AMR sees the publication of new Indices of Multiple Deprivation 2019 which updated the statistics from 2015. Overall, deprivation within Warrington has decreased slightly relative to the 2015 indices. With an average score of 18.9 compared with 19.3 in 2015, Warrington now ranks 148th out of 317 local authorities on the rank of "Average SOA score" measure compared with 147th out of 326 in 2015. This places Warrington within the 46.7th centile, meaning 53.3% 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. These figures remain the same in this monitoring period.

Employment levels within Warrington have increased. This year, Warrington has 112,800 (84.4%) people as "economically active" compared to 104,700 (78.4%) in 2019. This compares favourably with the North West (78.1%) and Great Britain (79.1%).

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 (41%) than the North West average (36.1%) also the Great Britain (40.3%) average, 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 the Great Britain averages. These figures have reduced slightly from the last AMR.

Economic Characteristics

In this monitoring period, Warrington has a total of 134,000 employee jobs recorded with the majority of these being in the Professional, Scientific and Technical Activities sector. This is a slight decrease on 2017 with 136,000 jobs recorded. Warrington is home to the largest cluster of nuclear research and technology firms in the UK and also has major employment clusters in Logistics, Precision Engineering, Telecoms and Software, Energy and Business Services.

Average earnings in Warrington is £595.90 gross weekly pay. Warrington's average gross wage is 7.2% higher than the North West average (£555.80) and 1.5% higher than the GB average (£587.00). Average house prices have increased in the last monitoring year in Warrington from £190,161 to £195,750. 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, 4 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](#)
- [Land Registry](#)
- [Warrington JSNA](#)
- [Historic England](#)
- [Warrington Borough Council Website](#)

4. Local Plan Progress

Adopted Local Plan

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.

Local Plan Review

In October 2016, the Council's Executive Board agreed to commence the process of reviewing the existing Warrington Local Plan. The Council subsequently undertook a 6 week period of consultation on the scope of the review and the Council's assessment of Warrington's development needs. The Council also invited developers, landowners, the local community and other stakeholders to submit sites they wanted to be considered as part of the Plan review.

Following the consultation the Council undertook the necessary work to progress to a Preferred Development Option for accommodating Warrington's development needs. A consultation on the Preferred Development Option was carried out between 18th July and 29th September 2017 and around 4,500 responses were received from residents, community groups, developers and other stakeholders. Each representation was read through, and carefully considered, and these were fundamental in preparing the Draft Local Plan. Wherever possible the council sought to address concerns – including a reduction in the overall scale of development proposed.

The Proposed Submission Version Local Plan (PSVLP, Regulation 19 Draft Local Plan 2019) was approved for consultation by Full Council on 25th March 2019. The Council carried out a nine-week consultation on the plan between April and June 2019, receiving around 3,500 representations from the public, businesses, developers and statutory bodies. All of the responses have now been carefully reviewed.

During the course of this work the standard housing methodology has been amended and the Covid-19 pandemic has emerged impacting upon the proposed timetable for submission of the plan to the Secretary of State for examination. The Council also had ongoing concerns in respect of the deliverability of parts of the PSVLP.

As of December 2020, the government confirmed its position on the standard method for calculating housing need. For Warrington, this has generated a number of 834 dwellings per annum (with a base date of 2021) which is lower than the figure upon which the PSVLP was based.

In light of these factors, there has been a delay in the Local Plan process. The delay aims to give the Council time to reflect and be confident that the Local Plan submitted for examination is the right one for Warrington, given the events of 2020 and the effects they are likely to have for years to come. It is anticipated that the Council will be in a position to progress with the Local Plan in the summer of 2021.

This means that the timetable for the Local Plan will no longer follow that set out in the Council’s most recent Local Development Scheme (LDS) which came into effect from 19th March 2019 (see below).

Local Plan Review	
Overview	
Role and Subject	<ul style="list-style-type: none"> Preparation of a new Local Plan in order that it can facilitate the level of new homes and jobs required to meet Warrington’s development needs over the next 20 years
Coverage	<ul style="list-style-type: none"> Borough wide
Status	<ul style="list-style-type: none"> Development Plan Document
Conformity	<ul style="list-style-type: none"> National Planning Policy Framework
Timetable	
Pre-production	Mar 2015 - Sep 2016
SA Scoping	Oct 2016 - Dec 2016
Regulation 18 consultation part 1 – Scope of Review and Call for Sites	Oct 2016 - Dec 2016
Regulation 18 consultation part 2 – Preferred Development Option	Jun 2017 – Sep 2017
Publication	Apr 2019
Regulation 19 consultation	Apr 2019 – Jun 2019
Submission to SoS	Oct 2019
EIP	Jan 2020 – Feb 2020
Consultation on Main Modifications	Jun 2020 - July 2020
Publication of Inspectors Report	Oct 2020
Estimated Date of adoption*	Dec 2020

Figure 4.1 Timetable set out in Local Development Scheme

The Council will update its Local Development Scheme prior to submission of the Plan for examination.

The final decision on the Local Plan and the development it proposes will be made by the independent planning inspector, following the examination.

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

On 19th June 2017 Warrington Borough Council adopted the Appleton Thorn Ward Neighbourhood Development Plan under 38A (4) (a) of the Planning and Compulsory Purchase Act 2004. The Appleton Thorn Ward Neighbourhood Development Plan now forms part of the Development Plan for Warrington Borough Council.

Grappenhall and Thelwall Parish Area

The Council designated a Neighbourhood Area on 6th March 2017.

Lymm

The Council designated a Neighbourhood Area on 6th December 2017.

Stretton

The Council designated a Neighbourhood Area on 6th December 2017.

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

<https://www.warrington.gov.uk/adopted-neighbourhood-plans>

Community Infrastructure Levy (CIL)

The Council will consider whether to introduce CIL as it progresses the review of the Local Plan.

As this has resulted in a delay to the introduction of CIL from the timetable originally envisaged, the Council adopted a Planning Obligations SPD in January 2017 to set out how the Council will negotiate S106 planning obligations in the interim period. The SPD can be found on the council website.

<https://www.warrington.gov.uk/supplementary-planning-documents>

Statement of Community Involvement (SCI)

The most recent Statement of Community Involvement (SCI) produced by Warrington Borough Council was adopted in December 2020, and can be viewed from the link below:

<https://www.warrington.gov.uk/statement-community-involvement>

The updates to the SCI were necessitated as a result of:

- Changes in planning legislation, including a new requirement to review SCIs every 5 years;
- feedback from consultation undertaken on the Local Plan in 2017 and 2019;
- the requirements of the General Data Protection Regulation (GDPR);
- increasing use of new technology and social media within the community;
- the importance of ensuring that consultation is cost effective; and the recognised need for a more flexible approach to ensure that the Council can still proceed with its planning duties whilst responding to national or local circumstances e.g. COVID-19.

Draft Town Centre SPD

The Council is in the process of preparing a Town Centre SPD to manage the increasing number of development proposals coming forward in the town centre and providing clear design expectations for developers. The aims of the draft Town Centre SPD are as follows:

- Bringing together the Council's vision and aspirations for sustainable development of the town centre to benefit all residents, businesses and visitors to the town.
- Establishing clear design principles to guide new development in the town centre and across crucial development sites.
- Requiring developers to give more detailed consideration to how their proposals will contribute to the wider town centre at the start of their design process.

Consultation on the draft SPD is currently ongoing ending on 14 March 2021 with a final version of the SPD expected to be approved later in 2021.

5. Local Indicators

This section of the AMR examines indicators of how the Council has performed in the latest monitoring period (1st April 2019 to 31st March 2020). 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.

The full set of indicators are:

- **HOU1: Net Additional Dwellings Completed (2019/20)**
- **HOU2: Net Additional Dwellings (Projection from SHLAA)**
- **HOU3: New Dwellings Completed on PDL (2019/20)**
- **HOU4: Pitch provision for Gypsy, Traveller and Travelling Showpeople (2019/20)**
- **HOU5: Affordable Housing Completions (2019/20)**
- **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**
- **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 2020)

This report contains the findings from Warrington’s housing monitoring for 2020, which forms the basis of the annual Strategic Housing Land Availability Assessment (SHLAA) 2020. 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.

The final report will be available at the address below:

www.warrington.gov.uk/strategic-housing-land-availability-assessment-shlaa

The figures contained in the report have a base date of 31st March 2020 and take account of any changes since 1st April 2019 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 2019 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.

Identified Deliverable Supply of Housing Land

Through identifying those sites likely to deliver dwelling completions within the next five years (2020-2025), the Borough’s ‘deliverable’ supply of housing land, as at 1st April 2020, has been calculated and is summarised in Table 5.1 below (reproduced from the SHLAA).

Table 5.1 – 5 Year “Deliverable” Housing Land Supply

	Number of Sites	Area (Ha)	Forecast Completions					Total	Total as %
			20/21	21/22	22/23	23/24	24/25		
PDL	39	107.7	373	998	275	211	215	2072	66.4%
GF	13	66.27	116	153	263	205	138	875	28.1%
PDL/GF	6	9.77	30	96	46	0	0	172	5.5%
Total	58	183.74	519	1247	584	416	353	3119	100%

Small Sites Allowance

Previous iterations of the SHLAA did not utilise a physical size or capacity threshold for the identification of sites, as is now required by Planning Practice. A revised approach has been applied within recent SHLAA’s since 2017 to bring them up to date with current practice. To this end, a physical site size threshold of 0.25ha has been adopted and only sites that meet this threshold have been assessed. For sites below this size, an allowance is made for the delivery of small sites within the housing land supply, based on historic completion information.

Warrington has a strong record of delivering a substantial number of dwellings on small sites. This delivery has taken place under varying economic conditions and hence, does not follow any particular trend. Therefore, it is considered reasonable to assume that small sites will continue to be delivered in the borough throughout the plan period and that an average figure (81 per annum) has been used.

Deliverable Housing Land Supply (including Small Sites Allowance)

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

Table 5.2 – 5 Year “Deliverable” Housing Land Supply (inc. Small Sites Allowance)

	Number of Sites	Area (Ha)	Forecast Completions						
			20/21	21/22	22/23	23/24	24/25	Total	Total as %
PDL	39	107.7	373	998	275	211	215	2072	58.8
GF	13	66.27	116	153	263	205	138	875	24.8
PDL/GF	6	9.77	30	96	46	0	0	172	4.9
Small Sites	n/a	n/a	81	81	81	81	81	405	11.5
Total			519	1247	584	497	434	3524	100%

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.

Only those sites in the SHLAA 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 2020, has been calculated in Tables 5.3 and 5.4 below (reproduced from the SHLAA).

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

	Number of Sites	Area (Ha)	Forecast Completions					Total	Total as %
			25/26	26/27	27/28	28/29	29/30		
PDL	33	96.48	368	686	796	953	168	2971	71.9
GF	7	86.3	133	135	163	150	123	704	17
PDL/GF	3	8.7	0	0	52	0	2	54	1.3
Small Sites	n/a	n/a	81	81	81	81	81	405	9.8
Total	43	191.48	582	902	1092	1184	374	4134	100%

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

	Number of Sites	Area (Ha)	Forecast Completions						Total	Total as %
			30/31	31/32	32/33	33/34	34/35			
PDL	23	78.0	227	357	483	532	193	1792	64.7	
GF	1	59.45	110	110	110	110	110	550	19.8	
PDL/GF	1	0.25	0	0	25	0	0	25	0.9	
Small Sites	n/a	n/a	81	81	81	81	81	405	14.6	
Total	25	137.7	418	548	699	723	384	2772	100%	

Overall Housing Land Supply (including Small Sites Allowance)

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

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

	Number of Sites	Area (Ha)	Housing Land Supply				Total	Total as %
			Deliverable Forecast Completions	Developable				
			0 - 5 years	6 - 10 years	11 – 15 years			
PDL	95	282.18	2072	2971	1792	6835	65.5	
GF	21	212.02	875	704	550	2129	20.4	
PDL/GF	10	18.72	172	54	25	251	2.4	
Small Sites	n/a	n/a	405	405	405	1,215	11.7	
Total			3524	4134	2772	10,430	100%	

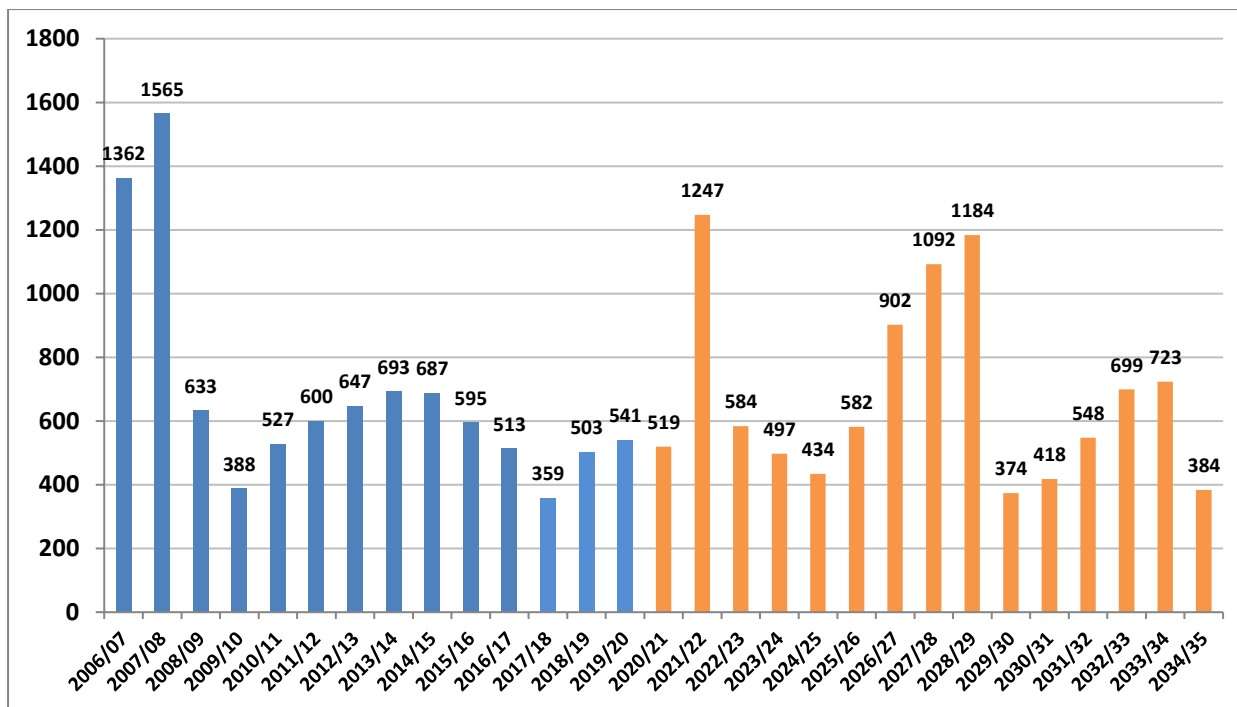
HOU1: Net Additional Dwellings Completed (2019/20)

HOU1	Net Additional Dwellings	541
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The HOU1 indicator shows that 2019/20 saw the completion of 541 net additional new dwellings (taken from 559 gross completions minus 18 losses). This compares to the 503 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 2020 SHLAA). The chart below shows an updated trajectory for housing completions up to 2034/35. It also shows historic completions from 2006/07 to 2019/20 to give an indication of the trend over time. The blue columns represent actual completions and the yellow columns represent the forecast completions from the 2020 SHLAA.



HOU3: New Dwellings Completed on PDL (2019/20)

HOU3	New Dwellings on PDL	468 of 559 (84%)
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Indicator HOU3 shows that of the 559 gross new dwellings in this period, 468 (84%) were on previously developed land (PDL). This percentage is slightly less than reported in the previous monitoring period (2018/19).

HOU4: Pitch provision for Gypsy, Traveller and Travelling Showpeople (2019/20)

This indicator looks 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.

The figures in this section are correct as at 31st March 2020. In this monitoring period, one more unauthorised G&T site has been established. This is the site at the former Timber Yard, Penkford Lane, Burtonwood. It has a planning application pending a decision. The two sites (The Stables, Fir tree Close and Grappenhall Lodge, Cartridge Lane) that were unauthorised in the last monitoring period were granted retrospective planning permission during the course of this monitoring period.

In addition, another site has been granted planning permission for TS for 5 plots (Vacant land East of Athlone Rd). This has meant that the tolerated site at Foundry Street in Warrington Town Centre has ceased to be used because all of the occupants have now been relocated to the two sites at Athlone Road.

The information below shows the provision of GT&TS sites in Warrington as at 31st March 2020. The position published in the GTAA in April 2014 is shown for comparison purposes.

Gypsy & Travellers		
Site Type	Address	No. of Pitches
Local Authority Sites	-	0
Private Sites with Permanent Permission	57 Gorsey Lane, Orford	2
	Smithfield Caravan Park, Glazebury	2
	Woodend Farm, Rixton	1
	Two Acre Caravan Park, Walton	20
	Pennington Lane, Collins Green	4
	The Stables, Fir Tree Close, Stretton	5
Grappenhall Lodge, Cartridge Lane	6	
Private Sites with Temporary Permission	-	
Tolerated Sites (Long term without Planning Permission)	-	0
Unauthorised Developments	Former Timber Yard, Penkford Lane, Burtonwood	2
Total Pitches		42

Travelling Showpeople		
Site Type	Address	No. of Pitches
Local Authority Sites	-	0
Private Sites with Permanent Permission	237 Liverpool Road, Gt Sankey	2
	Land to the north of Hall Lane, Stretton	2
	Plot 16, Athlone Road, Bewsey	5
	Vacant land East of Athlone Road, Bewsey	5
Private Sites with Temporary Permission	-	0
		0
Tolerated Sites (Long term without Planning Permission)	-	0
Unauthorised Developments	-	
Total Pitches		14

In April 2014, Opinion Research Services published a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) for Cheshire, Warrington and Halton. This was the first published record of Gypsy, Traveller and Travelling Showpeople (GT&TS) provision in the borough.

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. Orford	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, Cartridge Lane	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

NOTE: a new GTAA has been published in June 2018.

HOU5: Affordable Housing Completions (2019/20)

HOU5	Completions	131
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In this monitoring period, there have been 131 affordable housing completions which shows an increase compared to the 112 reported in 2018/19. The majority of these completions were at the Pewterspear Green, Hawthorne Business Park and over several phases at Omega.

Employment Development and Land Availability (April 2020)

The following indicators have been set for monitoring employment development.

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 lost to other uses (Hectares)

		B1a	B1b	B1c	B2	B8	Mixed B Use	Total
ED1	Floorspace (sqm)	-	-	-	-	-	17,651	17,651
ED2	Floorspace (sqm)	-	-	-	-	-	17,651	17,651
ED2	% Floorspace On PDL	-	-	-	-	-	100%	100%
ED3	Floorspace (sqm)	-	-	696	-	-	-	-
ED4	Hectares	-	-	-	-	-	-	1.3

Key Findings for Employment Land Monitoring data for this AMR Period (1st April 2019 to 31st March 2020)

- The completion of 17,651 sqm of new employment floor space across 2 sites totalling 4.1 Ha of land. This is lower than the last monitoring period.
- Total completions in the plan period from 2006 up to 1st April 2020 stands at 222.43 Ha.
- 6 sites were under construction at the 1st April 2020.
- Whilst there is no specific target for new employment development on brownfield land, 100% of Warrington's employment development has been on brownfield sites in this monitoring period.
- The average annual take up rate of land for development for employment uses between 2006 and 2020 was 15.88 ha per annum.
- Losses to other uses accounts for 1.3 Ha.

AMR 2018/2019 Addendum

There was an over calculation of employment land completed in last year's AMR. The amended figures for last year's AMR are therefore the completion of 100,605sqm of new employment floorspace totalling 30.13 ha of land.

Total completions in the Plan period from 2006 up to 01st April 2019 stands at 218.33 ha.

The average annual take up rate of land for development for employment uses between 2006 and 2019 stands at 16.79 ha per annum.

Economic Development Needs Assessment (EDNA) Update 2019

To support the Council's Proposed Submission Version Local Plan (Draft Local Plan 2019), an update to the Council's 2016 EDNA was commissioned and completed in February 2019.

In 2016, Warrington had a realistic employment land supply of 104.53 ha in 14 sites, of which 34.85 ha in 11 sites represented the local supply and just over two thirds, 69.68 ha in three sites, represented the Strategic supply.

Since the 2016 EDNA, this figure has reduced by 20.62 ha and the revised realistic employment land supply for Warrington in the 2019 EDNA stands at 83.91 ha in 10 sites. This consists of 23.94 ha (28.5%) in eight sites representing Local Supply, and 59.97 (71.5%) ha in two sites, representing the Strategic Supply.

As well as establishing the Borough's realistic employment land supply, the EDNA also provides a recommendation in relation to the total amount of employment land needed across the proposed draft Local Plan period (2017-2037). As with the 2016 EDNA, the preferred method of calculating the amount of employment land needed is the roll forward of historical land take up, with a 5 year supply buffer added, to meet local and strategic needs.

This, along with an allowance for the displacement of existing employment development proposed in Warrington Means Business (the Council's Regeneration Programme), has resulted in a requirement in EDNA 2019 for 361.71 ha of employment land up to 2037 to meet local and strategic needs.

The Council is now undertaking a further refresh of its EDNA (2019) and the findings will inform the Council's most up to date position in relation to its current realistic supply of employment land and employment land needs over the Plan period. An update will be provided in the next AMR to reflect the update to the 2019 EDNA.

Retail Development in the Town Centre (April 2016) and subsequent updates

The most recent retail study for Warrington is the Borough Wide Retail and Leisure Study Update 2019 (Nexus Planning).

<https://www.warrington.gov.uk/evidence-base-proposed-submission-version-local-plan>

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

RET1	Floorspace (sqm)	844
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RET2: New Retail Development permitted outside defined centres (as listed in LPCS Policy SN4) (sqm)

RET2	No. Of Permissions	0
	Floorspace (sqm)	0

In total, 3 approvals for new retail development were granted across this monitoring period. Of these permissions, 3 were classed as in the town centre.

These permissions were:

- 2019/34545 – 66 Sankey Street, Bewsey and Whitecross - Proposed conversion and change of use to ground floor of existing estate agents into 4 no. retail units
- 2019/34828 – 32-34 Horsemarket Street, Bewsey and Whitecross - Proposed Change of Use of Ground Floor into 2 No. retail units with new shop front from Use Class A3 to One Use Class A1 and One Use Class A1 or A4
- 2019/35323 – 40 Horsemarket Street - Proposed change of use of ground floor to create 3 No. (A1) retail units together with change of use of first and second floor to create 12 No. dwellings and associated works

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

RET3	Units	84
	% of Total Units	18.5%
	Floorspace (sqm)	23,020
	% of Total Floorspace	17.8%

The Council's Retail and Leisure Study Update 2019 identified vacancy levels within Warrington Town Centre in May 2018.

At the time of the survey, there were 84 vacant units recorded in Warrington, which account for 17.8% of all units in the centre. The majority of these vacant units are located in more peripheral locations, with a particular concentration being evident along Bridge Street. Although the vacancy rate is less than that recorded in 2014 (when there were 121 units, representing 23.5% of the total stock), it remains significantly greater than the national average figure of 11.2%. These figures show that whilst there has been some success in reducing the vacancy rate, there is still some work to do to reduce it further.

Hot Food Takeaway SPD

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

HFT1	No. of Planning Permissions	6
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In the monitoring period of this AMR, 6 applications were received for A5 uses. All 6 applications gained 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.

These figures have not been updated in this monitoring period but it is worth noting that planning permissions have been granted since the 2015 audit which, have included the requirement for open space that has now been provided. These will be picked up in the next published open space survey, work on which is due to commence soon.

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	0
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The application of the second part of the adopted Local Plan Core Strategy policy (QE1) has ceased to be applied in relation to residential development during the previous monitoring period, since the publication of the new Planning Obligations SPD January 2017. The second part of Policy QE1 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) for all types of development. Going forward it will only be able to be applied to commercial development due to amendments to the Planning and Energy Act 2008 (implemented as part of the Government's Review of the Housing Standards Review through the Deregulation Bill 2015).

In terms of renewable energy provision as part of development schemes, the Council have not granted planning permission for any development scheme that included condition(s) relating to energy efficiency and /or elements of decentralised and renewable or low carbon energy generation within the monitoring period.

In addition there have been **eleven** schemes that have required the provision of electric vehicle charging points.

There have been **no** applications for large scale renewable energy schemes (Solar farms/wind turbines) during this monitoring period.

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 Joint Local Aggregate Assessment for Gt Manchester, Merseyside, Halton and Warrington 2019 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. **The figures in the LAA (2019) contain sales data for the period 1st January 2018 to the 31st December 2018.**

Land won sand and gravel sales in the sub region between 2009 – 2018 (million tonnes)

Year	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Sales	0.37	0.22	0.24	0.24	0.24	0.26	0.31	0.26*	0.26*	0.26*

Source: LAA 2019 (containing sales data from 2018) (published February 2021)

* Due to the commercial confidentiality where there is only one operational site, the sales figures for land-won sand and gravel in 2016, 2017 and 2018 have been based on 3-year averages.

Crushed rock sales in the sub region between 2009 – 2018 (million tonnes)

Year	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Sales	0.30	0.29	0.36	0.81	0.42	0.69	0.79	0.87	0.78	0.65

Source: LAA 2019 (containing sales data from 2018) (published February 2021)

The following table sets out the forecast based on the 10-year sales data. It also shows the 3-year rolling average of sales which demonstrates the trend in sales more than the 10 year data.

Given the predicted increase in housing completions, employment, infrastructure projects and the economy in general across the sub-region, it is considered reasonable to apply an ‘uplift’ to future predicted demand for aggregates, rather than the previous 10 year average sales data. The table below identifies a 2% annual uplift in predicted aggregate production (based upon economic predictions outlined in the LAA Report), taking the 3 year rolling sales average as the baseline figure to give a more realistic indicator for recent demand. This has been applied over the next ten years and then an average figure taken as the predicted annual production. Actual demand is higher than local production rates and up to date consumption figures which are only available up to 2014. The BGS report for 2014 highlights the North West as one of the region’s most heavily reliant on imports, with 45% of requirements being met by imports, and in the sub-region this rises to 92% of aggregate requirements met through imports.

Forecast based on 10-year supply

	Aggregate	
	Sand and Gravel	Crushed Rock
10 year average sales (2009 to 2018)	0.25Mt	0.60Mt
3-Year rolling average of sales	0.26Mt	0.77Mt

Predicted annual production	0.29Mt	0.86Mt
Total Requirement (2018 to 2033)	4.35Mt	12.9Mt
Permitted reserves as at 31/12/2018	1.2Mt	17.5Mt
Landbank as at 31/12/2018	4.12 Years (based on existing planning permission)	20.35 Years

Source: LAA 2019 (containing sales data from 2018) (published February 2021)

The forecast production for **sand and gravel** is 0.29mt. This is down 0.14mt on the 2005 – 2020 annual apportionment requirement of 0.43mt.

The forecast production for **crushed rock** is 0.86mt. This is down 0.46mt on the 2005 – 2020 annual apportionment requirement of 1.32mt.

The landbank for sand and gravel is below the requirement set out in NPPF for a landbank of at least 7 years. The landbank for crushed rock meets the requirement set out in NPPF of at least 10 years. Again, it is important to note that landbanks are based on production rather than consumption, with consumption rates known to be higher for the sub-region and only relate to the contribution the sub-region makes to meeting its needs.

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 licence and can be monitored, much recycling and re-use occurs on individual construction sites, is temporary in nature and does not produce data. The Environment Agency's database 'Waste Data Interrogator' provides the best available information. The table below shows the amount of CD&E waste produced and handled at sites in the sub-region in 2018. However, the totals in this table will not reflect the true amount of CD&E waste produced and managed in the sub-region because it only shows the waste that moves through licenced sites and does not include waste that is reused on site or disposed of at exempt facilities.

Construction, Demolition and Excavation Waste Produced and Handled in the Sub-region, 2018 (tonnes)

LA Area in Sub-region	Produced	Handled
Greater Manchester	2,507,943	3,232,810
Merseyside with Halton	961,280	1,326,114
Warrington	456,904	523,480
Total	3,926,127	5,082,404

Source: Environment Agency Waste Data Interrogator 2018 (NWAWP AMR 2019)

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 no applications for waste management facilities approved in this monitoring period.

WST2	Landfill	Incineration with Energy From Waste (EfW)	Incineration without Energy From Waste (EfW)	Recycled/Composted	Other	Total Waste Arisings
	424	50,357	0	42,125	0	92,906

In general terms monitoring has seen a reduction in the total amount of municipal waste arisings over the last ten years (down from 104,511 in 2009/10 to 90,646 tonnes in 2018/19). However, the 2019/20 monitoring period saw a slight increase of 2,260 tonnes in the total municipal waste arisings when compared to the previous monitoring period. This is a slight reversal of a general downward trend in the total municipal waste arisings seen in recent years.

However, there has been significant decrease in the amount of waste being landfilled when compared to the previous monitoring period (down from 15,108 to 424 tonnes). This has resulted in consequential increases in the amount of waste being sent for incinerated for energy production (up from 37,162 to 50,357 tonnes) and the amount of waste being recycled/composted (up from 38,587 last year to 42,125 tonnes this year).

As in previous years the changes in the proportions of waste being landfilled and sent to EfW are principally due to the contractual arrangements of the Council's waste disposal contractor, who brought in a new treatment facility which increased their ability to divert the Councils residual waste away from landfill.

S106 Monitoring

This monitoring period (1st April 2019 to 31st March 2020) saw six new Section 106 Agreements signed totalling £519,811.00.

This monitoring period also saw the receipt of £2,197,575.66 from 13 different developments including Lingley Mere and Dawson House.

The Council has published its first Infrastructure Funding Statement in December 2020. This sets out details about planning obligation receipt and anticipated expenditure. The statement also sets out progress on the collection and expenditure of section 106 monies over the last financial year and planned expenditure over the next reporting period 2020/21.

A copy of the Infrastructure Funding Statement can be found on the website - https://www.warrington.gov.uk/sites/default/files/2020-12/final_infrastructure_funding_statement-_dec_20.pdf

For further information on any of the section 106 agreements information please contact the Planning Policy and Programmes Team on 01925 442826.

Applications Monitoring

In this monitoring period, the Council determined 1,065 planning applications. Of these, 978 (92%) were approved and 87 (8%) were refused.

Statistics on determination of planning applications showed:

- *90% of 'major' applications were decided within 13 weeks (or within agreed extensions of time).*
- *79% of 'minor' or 'other' applications were decided within 8 weeks (or within agreed extensions of time).*

This monitoring period also saw the determination of 38 planning appeals with 25 (66%) dismissed, withdrawn or turned away and the remaining 13 (34%) being overturned.

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, and the emerging Proposed Submission Version Local Plan 2019 (Draft Local Plan).

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 and evolving document' that should be reviewed and monitored regularly in order to ensure that it includes the most up to date information.

The most recent IDP for the monitoring period can be found on the Council's web site:

<https://www.warrington.gov.uk/evidence-base-proposed-submission-version-local-plan>

7. Duty to Co-operate

The 'Duty to Co-operate' is a legal requirement as part of the Local 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 2019 (NPPF 2); 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 England
- 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 Planning Authorities, Minerals and Waste 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 throughout the preparation of the Preferred Development Option (PDO 2017), and the Proposed Submission Version Local Plan 2019 (Draft Local Plan). 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.

Amendments to the National Planning Policy Framework (2012), as set out in the revised NPPF 2 (2019), require Local Authorities, when discharging the 'Duty to Co-operate' requirement through the Plan making process, to produce one or more Statements of Common Ground (SoCG) with identified authorities.

As part of this new 'Duty', Warrington Borough Council was selected along with Cheshire East Borough Council and Cheshire West and Chester Borough Council as 'pilot authorities' by the Ministry of Housing, Communities & Local Government (MHCLG) to produce the new style Statement of Common Ground..

Although the SoCG has been prepared working jointly with Cheshire East Council and Cheshire West and Chester Council the statement only covers the administrative area of Warrington Borough Council. This is considered to be appropriate given the varied and functional relationships it has with a number of authorities and the fact that WBC is not preparing any joint statutory Plans.

The SoCG outlines the geographical area covered, the key strategic issues it addresses, the plan making authorities responsible for joint working and any additional signatories, and the management and governance arrangements for updating and agreeing the completed statement, in line with the guidance provided in the draft Planning Practice Guidance.

As well as the SoCG with Cheshire East Borough Council and Cheshire West and Chester Council, the Council, as part of the Plan making process entered into a SoCG with other neighbouring authorities and relevant public organisations.

The Council's most recent SoCG and consolidated Duty to Co-operate statement are available to view from the link below:

<https://www.warrington.gov.uk/evidence-base-proposed-submission-version-local-plan>