

**Warrington Borough Council**

**Proposed Submission Version Local Plan  
(2021)**

**Duty to Cooperate Statement Update**

**September 2021**

## 1. Introduction

### Purpose of the Document

- 1.1 This document demonstrates how Warrington Borough Council has cooperated with neighbouring Local Planning Authorities and other public bodies, known as 'prescribed bodies' in the preparation of its Local Plan.
- 1.2 It represents an update to the Council's previous Duty to Cooperate (DtC) statement that accompanied the Council's 2019 Proposed Submission Version Local Plan as part of the Regulation 19 consultation undertaken in 2019.
- 1.3 It provides a record post the 2019 PSVLP of the DtC work undertaken by the Council as part of its updated Proposed Submission Version Local Plan (2021). This update should be read in conjunction with the 2019 DtC Statement.
- 1.4 The previous DtC Statement and supporting information can be accessed from the link below:

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

- 1.5 The Council has also prepared a separate and updated draft Statement of Common Ground (SoCG-2021) which provides a written record of the progress made by the Council in planning for strategic cross-boundary matters.

- 1.6 The updated SoCG can be accessed from the link below:

[https://www.warrington.gov.uk/sites/default/files/2021-09/statement\\_of\\_common\\_ground\\_-\\_september\\_2021\\_0.pdf](https://www.warrington.gov.uk/sites/default/files/2021-09/statement_of_common_ground_-_september_2021_0.pdf)

- 1.7 Post the 2019 PSVLP the Council has continued to engage in regular dialogue with its neighbouring authorities and prescribed bodies throughout the development of its Local Plan and their Plans. This has been in the form of formal Duty to Co-operate meetings, e-mails and correspondence on specific issues. Where appropriate, joint evidence base documents have been prepared.
- 1.8 As previously, where strategic issues have been identified which require agreement or ongoing joint working with another local authority and/or statutory consultee, the Council has included these issues together with the appropriate agreement and or required actions within its updated draft Statement of Common Ground (2021).

**Record A - Minutes of Meetings**

**Duty to Cooperate Meeting**  
**Warrington Borough Council & Halton Borough Council**

**09<sup>th</sup> September 2019**

**New Town House, Warrington**

**Agenda & DRAFT Minutes**

**Attendees:**

Michael Bell (MB) Planning Policy & Programmes Manager-WBC

David Acton (DA) Senior Planning Policy Officer-WBC

Andrew Plant (AP) Divisional Manager-HBC

Kathryn Brindley (KB) Principal Officer- Planning Policy - HBC

Alasdair Cross (AC) Principal Officer – Planning and Transport Strategy -HBC

**Agenda:**

1. Warrington Local Plan Update
2. Halton Local Plan Update
3. Strategic Issues for discussion
  - Housing need within the Mid-Mersey Housing Market Area
  - South West Urban Extension / Halton - Moore Green Belt release
  - Port Warrington
  - Fiddlers Ferry
4. Statement of Common Ground
5. Responding to Halton's Local Plan consultation
6. AOB

## Minutes:

1. MB gave a general Local Plan update on progress to date.
  - Circa 3,500 responses received to the last round of consultation that are currently being analysed
  - Deliverability of site allocations needs more work through updated viability evidence before submission to SoS
  - If further consultation is required it would be a 'focused consultation' only on any amendments to the Proposed Submission Version Local Plan (PSVLP), as opposed to a full Regulation 19 consultation
  - Seeking Full Council authority in December 2019 to submit PSVLP for examination
  - It was also noted that the representation from southern Parish Councils' was written by a planning consultant, John Groves, of John Groves Planning
  - AC confirmed that due to resource issues, HBC did not submit a formal response to WBC's Regulation 19 PSVLP consultation
2. AC gave a general Local Plan update on progress to date.
  - Authorisation to submit the Local Plan for examination will need to be sought from Full Council
  - It is anticipated that the Plan will be submitted to the SoS by the end of the year
  - Moore Parish Council has raised an objection to the employment allocation at Manor Park
  - It was also noted that an initial consultation version of the Liverpool City Region Spatial Plan will soon be released
3. General discussion about strategic issues.

### Housing Need

- It was agreed by both authorities that it is still the case that both authorities will meet their own identified housing need

### Port Warrington / South West Extension

- WBC have received an objection from Berry's planning consultancy on behalf of Moore Parish Council in relation to the South West Urban Extension and Port Warrington
- ARUP has undertaken a further Green Belt assessment of the South West extension based on the amended site boundary and the Halton Proposed Submission Version Local Plan. The assessment supports the amendments made by Warrington and Halton from the previous version of the respective Local Plans. On this basis Warrington will be able to provide a supportive response to Halton's Regulation 19 consultation.
- Port Warrington Allocation and the South West Urban Extension Allocation Policies have both been amended and safeguards put in place to take account of previous objections received from HBC to past policy iterations.

- WBC believed that in the absence of a response to the Regulation 19 consultation, these amendments addressed Halton's previous concerns
- AC said Halton still had outstanding concerns about the allocations, and it was agreed that this would be documented in the SoCG
- MB queried why HBC had not responded to the Warrington Multi Modal Transport Model outputs for Port Warrington, provided by WBC after the previous DtC meeting that took place in April 2019
- It was agreed that AC would raise this with Halton's Transport Team and provide an update to WBC as soon as possible
- MB advised that a team of Council Officers have been established as a dedicated Western Link Road team following approval by Government of the outline business case.

#### Fiddlers Ferry

- The position of Fiddlers Ferry remains the same and WBC will continue to work and liaise with HBC in relation to the site and the wider Widnes Waterfront regeneration proposals

#### 4. General discussion about SoCG

- AC advised that Halton will also be a signatory to the Liverpool City Region (LCR) SoCG and this will be presented to Halton's Committee on 18<sup>th</sup> October 2019
- As well as the LCR SoCG, HBC will be a signatory to WBC's SoCG
- It was agreed that WBC's SoCG will be used by both authorities as a single SoCG covering strategic issues between both authorities
- Outstanding issues that need to be documented further in the SoCG include Green Belt, Port Warrington and the South West Urban Extension
- The SoCG will be amended by WBC to reflect the discussions of the meeting and the current position of both authorities. It will then be circulated for comments

#### 5. Responding to Halton's Local Plan consultation

- WBC will be submitting a short focused response to HBC's current Local Plan consultation, signed by MB and approved by the Council's lead Member

#### 6. AOB

- MB advised that Penketh Parish Council are exploring the option to commence development of a Neighbourhood Plan. The designated area would be expanded to include Curdley, currently an unparished area of the Borough. HBC will be kept informed of progress

## **Duty to Cooperate Meeting**

**Warrington Borough Council, Cheshire East Borough Council & Cheshire West  
& Chester Council**

**19<sup>th</sup> September 2019**

**New Town House, Warrington**

## **Agenda & **DRAFT** Minutes**

### **Attendees:**

Michael Bell (MB) Planning Policy & Programmes Manager-WBC

Alan Dickin (AD) Transport Planning & Development Control Manager-WBC

David Acton (DA) Senior Planning Policy Officer-WBC

Allan Clarke (AC) Principal Planning Policy Officer-CE

David Butler (DB) Principal Planning Policy Officer-CWaC

7. Warrington Local Plan Update
8. Consultation response from Cheshire East to Warrington's Proposed Submission Version Local Plan
9. Consultation response from Cheshire West & Chester to Warrington's Proposed Submission Version Local Plan
10. Cheshire East Local Plan update
11. Cheshire West & Chester Local Plan update
12. Strategic Issues for discussion
  - Housing need
  - South East Garden Suburb
  - Port Warrington
  - South West Urban Extension
  - Strategic and Local Road Network

### 13. Statement of Common Ground

### 14. AOB

#### **Minutes:**

1. MB gave a general Local Plan update on progress to date.
  - Circa 3,500 responses received to the last round of consultation (Regulation 19-PSVLP) that are currently being analysed
  - Deliverability of site allocations needs more work through updated viability evidence before submission to SoS. WBC working with Homes England to remedy this
  - Also currently working with Highways England to address their concerns about the impact of the proposed development on the Strategic Road Network
  - If further consultation is required it would be a 'focused consultation' only on any amendments to the Proposed Submission Version Local Plan (PSVLP), as opposed to a full Regulation 19 consultation
  - Seeking Full Council authority in December 2019 to submit PSVLP for examination
  
2. AC gave a general response and raised some clarification points.
  - AC advised that on the whole, Cheshire East's response to the Council's Draft Local Plan consultation was provided as assistance, rather than an objection, but some parts of the response need a clarification response from WBC.
  - MB confirmed that WBC have Counsel advise that the start date for calculating housing need is the start date of the Plan making process, in this instance, 2017. MB to share Counsel advice on this matter with CE & CWaC
  - Warrington is part of the Minerals sub-region that includes Merseyside and Halton, and the Local Aggregate Assessment for the sub-region is reporting a Gravel & Sand land bank less than the required 7 years. Therefore CE require clarification and or agreement through the SoCG that the lack of a 7 years supply will not have an impact on Cheshire East Borough Council as a Mineral Planning Authority in a neighbouring sub-region. DA to action and provide initial response to Stuart Penny
  - MB confirmed that health care provision will be made within the South East Garden Suburb, and the Council has been liaising with Public Health and the CCG through the Local Plan process
  
3. DB gave a general response and raised some clarification points.
  - As per the comments made by CE, CWaC requested clarification on the Council's position in relation to Minerals provision, as they too are in the same sub-region as CE.



- DB also requested additional transport modelling information
4. AC provided an update on CE Local Plan progress to date:

## **Duty to Cooperate Teleconference**

### **Warrington Borough Council & Cheshire & Warrington LEP**

**20<sup>th</sup> September 2019**

#### **Participants:**

Michael Bell (MB) Planning Policy & Programmes Manager – WBC

David Acton (DA) Senior Planning Policy Officer – WBC

Andy Hulme (AH) Head of Policy & Strategy – CWLEP

#### **Minutes:**

MB gave a general update on Local Plan progress to date:

- Current Local Plan housing number has reduced from the Preferred Development Option number of 1,113pa (PDO 2017), down to circa 945pa in the Proposed Submission Version Local Plan (PSVLP 2019).
- Employment land provision is only slightly reduced to 362 hectares.
- 2017 PDO jobs numbers were linked to the CWLEP Strategic Economic Plan (SEP), and represented an increase above the baseline forecast numbers, as verified for Warrington by the Metro Dynamics report (2017). The PDO aligned the growth in job numbers and the Council's economic growth ambitions with the Council's housing requirement.
- Representations received as part of the 2017 PDO consultation questioned the Council's growth ambitions and assumptions, due to them pre dating the EU referendum, and the unknown impacts of this.
- Representations received at the PDO stage also questioned the Council's housing target as being too high and the assumptions made about residential build out rates across the Plan period, which were considered unrealistic.
- An assessment post PDO consultation has been carried out using and comparing updated Oxford and Cambridge econometric datasets. These data sets have fed into the updated Local Housing Needs Assessment, resulting in an updated Local Plan housing target.
- The baseline forecasts show a lower level of jobs growth. The Local Housing Need Assessment (LHNA) still uses the uplift in jobs provided by the SEP, but applies this to the lower baseline forecasts, hence, now a lower Local Plan housing target of 945 per annum.
- MB to provide summary of job numbers used in LHNA calculation to AH.
- There is also a need to carry out more viability appraisal work for the South East Garden Suburb, as currently, there is a miss match between potential contributions that would be received and the costs of the delivery of the required supporting infrastructure. Homes England are leading on this and it includes all the other landowners in the Garden Suburb.

AH gave an update on the LEP's current work streams:

- The LEP's Local Industrial Strategy (LIS) has now been drafted and a first iteration draft will be sent out to the LIS steering board for comments. WBCs representative on the board is Steve Park.
- The LIS is a high level broad strategic document aimed at specific economic interventions to stimulate the sub regional economy and has an end date of 2030.

In addition to the LIS, the LEP will also be reviewing the SEP. This will have an end date of 2040 and outline broad area for growth across the sub region, and will not be broken down to individual Local Authority level. However, it is anticipated that it will show WBC outperforming the SEP baseline jobs forecast.

# Warrington Borough Council – Draft Local Plan

## United Utilities - Duty to Cooperate Meeting

07<sup>th</sup> April 2020

### Teleconference

# AGENDA & MINUTES

1. WBC: Update on Draft Local Plan
2. Discussion and clarification: UU response to WBC Draft Local Plan
3. UU Corporate update
4. AOB

#### **Minutes:**

**Update on WBC Local Plan to date:** Consultation on the Proposed Submission Version Local Plan (PSVLP) was undertaken between April and June 2019, with the Council receiving around 3,500 responses. Consultation responses resulted in more work being required to show deliverability of the Plan, especially in relation to the big strategic allocations.

A new full Local Plan viability appraisal has been undertaken to include full infrastructure costings to ensure the Plan as a whole is deliverable. This has now been completed.

Authority to submit the Regulation 19 PSVLP for the Examination in Public (EiP) will require a resolution of full Council, with Officers currently working towards a June 2020 full Council decision. However, given the current situation with COVID 19, there is uncertainty around a June 2020 decision, with the next full Council meeting after June, currently scheduled to be held in September 2020.

Although the Council is proposing some minor modifications to the PSVLP, ahead of submission for the EiP, it will not be carrying out any further consultation, prior to submitting the Plan for examination.

It is the Council's intention to submit a list of proposed modifications at the same time as submitting the PSVLP for examination, and also request that the Inspector

suggests Main Modifications to make the Plan sound, should they be required. It is anticipated that Main Modifications consultation would take place after the EiP.

**Dealing with United Utilities Local Plan representation:** It was agreed that the principles of United Utilities response (17/06/2019) to the Council's PSVLP would be reflected by WBC in the proposed modifications that it will be submitting, requesting that the Inspector accepts the modifications. This will ensure consistency with national policy and afford protection to strategic assets and infrastructure owned and operated by United Utilities.

Outside of the main development area modifications, as requested to policies MD1, MD2 and MD3, the allocated site OS9, Winwick, was discussed in further specific detail, given its proximity to Winwick Service Reservoir and being within Groundwater Source Protection Zones (GWSPZs) 1 and 2.

United Utilities first preference is that no development takes place in groundwater source protection zone 1. That said, if the council is minded to continue with the allocation, there is no objection in principle to site OS9. United Utilities wishes to emphasise, however, those comments within the submitted representations and the need for any development to comply with EA guidance on development in groundwater source protection zones. United Utilities needs to be satisfied that there will be no adverse impacts on ground water quality, public water supply, the Reservoir and associated assets through the proposed residential development. There will be a need for the developer to carry out 'due diligence' checks through the completion of appropriate assessments. This will need to consider the existing ground conditions and identify suitable mitigation measures (during construction and during the operational life of the development) to protect the groundwater environment and assets, before development can proceed. United Utilities highlights the need for early engagement and the importance of careful masterplanning to minimise the risk to public water supply. Importantly United Utilities wishes to highlight that the cost of mitigating on other sites in GWSPZs has been very significant and therefore we strongly encourage the site promoter to undertake the necessary due diligence as early as possible.

There will also be the need to protect significant assets belonging to UU that are present within the site. UU to check easement requirements for the site and update WBC. Post meeting note: The site promoter should engage with United Utilities direct to discuss. We refer the site promoter to our standard conditions for working near our assets in this regard. WBC can share UU's Local Plan representation with the developer, once it has been authorised by UU.

In response to Policy ENV2, UU will potentially have a need to update WBC with a requirement to amend this Policy. Further instruction to follow.

WBC to check and clarify that the requested amendments to Policy INF3 in relation to Green Belt are in line with national policy and provide an update to UU.

Policy ENV 8 to be amended to cover GWPZ's, with Policy DC6 being amended to cover water efficiency measures in new developments.

UU also noted the importance of its wastewater treatment works in the Borough of Warrington as per earlier representations. UU highlighted the importance of development sites near to these treatment works being carefully masterplanned and, where necessary, informed by appropriate risk assessments as required by Policy ENV8.

United Utilities noted the large sites in the Borough and referenced earlier discussions which highlighted issues associated with large sites in fragmented ownership and the need for careful consideration of delivery. There is a risk that such sites come forward in a piecemeal manner over a number of years without an underlying site-wide strategy for infrastructure. In this regard, UU welcome the involvement of Warrington and Co regarding land ownership considerations and the possible use of delivery vehicles. UU wishes to highlight the importance of infrastructure and importantly surface water management being a key early component of the design process on a site-wide basis.

**AOB:** WBC to arrange a further meeting during the course of May 2020.

## Warrington Transformation Estates Enabler Group

**11<sup>th</sup> March 2021, 10:00 – 11:30**  
**Via MS Teams**

### Attendees:

Nick Armstrong (Co-Chair)	Chief of Information, Technology & Estates NHS Halton CCG & NHS Warrington CCG
Thara Raj (Co-Chair)	Director of Public Health
Arthur Pritchard	WBC Estates and Valuation Manager
Ian Wright	Associate Director Estates and Facilities Warrington & Halton Hospital Foundation Trust
Ian Butterworth	Strategic Projects Manager Renova
Martyn Waterson	Business & Commissioning Officer Public Health
Michael Bell	Planning Policy & Programmes Manager, Warrington BC
John Boileau	Project Manager, Warrington New Hospital
Niki Gallagher	Development Manager WBC
Pauline Underwood	Primary Care Support officer – NHS England C & M
Lisa Sculpher	Strategic Estates Lead Cheshire & Merseyside
Gaynor Johnson	Regional Director - Torus
Melanie Alsop	Primary Care Commissioning, Warrington CCG
Andrea Tweddell	North West Boroughs Health
Hannah Payne	Principal Planner Cheshire Police
Elaine Reading	Public Health PA

### Apologies:

Ian Willett	General Manager - Renova
Tracy Flute	Acting Principal in Public Health WBC
Eleanor Blackburn	Head of Strategic Partnerships and Commissioning WBC

1.	Item	Action
	<b>Welcome and Introductions</b>	
	NA welcomed everyone to the meeting which was taking place via MS Teams. Introductions were made Apologies were noted as above.	
<b>2.</b>	<b>Minutes of last meeting</b>	
	The group approved the minutes from the last meeting which was held on 1 <sup>st</sup> October 2020	
<b>2a.</b>	<b>Actions and Matters Arising from the last meeting</b>	
	Matters arising and Actions update:- None  All actions completed or on the current agenda NA noted that some areas of work is now heading back to business as usual	<b>Action:</b>
<b>3.</b>	<b>Spotlights</b>	
	<b>Local Plan</b> MB updated in terms of where we are with the Local Plan; further to the disruptions from Covid and the pandemic, some concerns were raised around the deliverability of the Garden Suburb allocation. The wide area of green belt	

release in south Warrington did not give sufficient assurances regarding infrastructure delivery. Added to this the Government have also been consulting on revising the way they have set housing targets for individual councils. This could have seen Warrington's housing numbers reduced significantly. Colleagues subsequently have these issues under review. Any revised plan needs to be put in place by 2023 at the latest.

MB noted that, at some point if we haven't got a plan in place there is a danger the Council may lose control of some of the sites which could undermine the Council's ability to direct development to the most appropriate sites and secure the necessary supporting infrastructure.

At the moment the revisited plan is advancing and making progress. It is hoped the plan would be presented to the Cabinet for full Council in June 2021. It will then be necessary to redo the consultation before submitting the plan for examination later in the year.

It will also be important to pick up the conversation with the NHS, the Hospital and the CCG to understand how the re-casted Local Plan would relate in terms of health infrastructure position.

Within the new re-casted plan Lymm health facility will not be affected. Good progress has been made in terms of the site, GP engagement and in terms of the developer. There is however likely to be a big additional site within the local plan. Fiddlers Ferry power station have started the decommissioning process and likely to start demolition sometime early next year. This will see a contribution to employment and potentially to residential within the planned period. In preparation for this, there is a need to think how it would impact on existing GP practices and maybe consider some form of provision on site.

In relation to the Garden Suburb – there is more to the order of 2k homes in the planned period and 1k homes for beyond, being bolted on to Warrington which will still be very significant in size. MB stated there is a requirement to rethink how NHS provision would work, to understand how a revised spatial strategy could best serve the health provision and have the conversation going forwards.

In terms of the existing urban area, plans are ongoing and pretty much as per previous with little change.

Colleagues will be updating the infrastructure delivery plan over the coming weeks. To make sure current thinking remains valid. **Action to set up a detailed meeting with CCG and NHS colleagues.**

M.Bell

**NHS Halton & Warrington Hospitals and Town Health Hub Project**

John Boileau – Head of Strategy – New Hospitals

2 major pcs of work to update on:- Continued engagement with NHS England. NHSE came back with some additional work around criteria document and some estate business case reviews; they continue working with them with a view to going to the HIP 2 process in the spring/summer.

In terms of activity - £100k of capital funds was allocated from last year and is being used for 5 pieces of work;



- A site feasibility exercise – a wide Warrington search and assessment of potential sites
- Master plan assessment for Halton - a relook at Halton Hospital
- Business case support – NHS England support
- New costing forms
- Production of some imagery for the Warrington development

Regrouping and a re-thinking for the National building programme in the NHS – the next 50 years are being looked at for standardisation across the programme. This could slightly delay the next HIP2 programme to the summer.

Within the scope of this there are about 15 sites to explore and an expected shortlist of 4 or 5 sites. JB was happy to engage with people on this to take forward and advised they are conducting a more structured review of the sites.

MB's team happy to help support site selection process. Discussion arose around there being any realistic option other than refurbishment of the existing site. Needs to be a town centre location, which means there is some limitation in terms of other possibilities.

Nikki made a request – when the list is in a suitable state that can be shared, it would be helpful if colleagues could have sight of it.

#### **Estates mapping and NHS Capital funding**

Lisa Sculpher is the new Strategic Estates Lead in Cheshire & Merseyside.

As an update from NHSEI there is currently no process or timescales that have been announced to date regarding the remaining 8 'slots' on the new Hospital Programme (formerly HIP) although discussions are on-going at the centre. As soon as information is known LS will share with the group.

Discussions have re-commenced with the Health & Care Partnership regarding updating the estates strategy to reflect the emerging ICS and post COVID reset as all providers slowly begin to resume BAU. The HCP are looking to refresh the C&M estate strategy as well as the sub-regional strategies – external support is to be sought. In order to inform this piece of work, the existing capital pipeline and disposal pipeline will need to be reviewed and refreshed by all partners. LS can share this for the next meeting.

Other key areas of development will see estate governance being reviewed – as we begin to operate in the new 'normal' world the Strategic Estate Groups (SEGs) across the Partnership. It will be reinvigorated and will report into the Strategic Estate Board. SEGs will be responsible for delivery of the workplan as identified and included in the estate strategy.

Utilisation of estate remains an issue and there are opportunities to make greater use of One Public Estate and LIFT estate which in turn may free up facilities for disposal or re-purposing – all this will be picked up at a local level via the SEG.

In terms of developing the ICS nothing is slowing down and the bidding programme continues. The plans for the development of Warrington work is very much on going.

	<p>JB updated on the Health &amp; Wellbeing Hub – potentially a 650m<sup>2</sup> hub in the Town Centre of Warrington. The types of services that would be delivered are; GP extended access, minor injuries, diabetes clinics and frailty assessments. Currently at the stage of scoping where the Hub will be sited and pulling the business case together. The rationale for looking at the centre of Warrington is linked to increasing the footfall in to town centre, to provide accessible services away from traditional hospital sites.</p> <p>MA – in respect of GP extended access, there are some quite substantial discussions taking place in developing the model for Primary Care networks, it would be helpful to make sure all the conversations are joined up – <b>Action John B to find out who is dealing with this.</b></p> <p>LS – Community Diagnostic Hubs – LS raised a question; has there been any discussions around community diagnostic hubs for the ICS because by the end of 21/22 we need to have a diagnostic hub within the patch. Has discussions been factored in with the diagnostic hub programme? <b>Action John B to ask the question</b> and report back to this group.</p> <p><b><u>One Public Estate</u></b></p> <p>As a Council we continue to report quarterly in respect of the previous OPE funding rounds relating to time Square, Western link, and Great Sankey Hub. In terms of the latest funding round, currently we are at OPE 8. There are some announcement due shortly in terms of successful bids. NHS has led a bid for Halton &amp; Warrington via Liverpool partnership for funding to support the delivery of health services in to the community. Announcement is immanent <b>AP will feedback from this</b> once the outcome is known.</p> <p><b><u>Shared learning</u></b> – Moving on from Covid. NA asked the group for their thinking and discussions going forward around the utilisation of bringing staff back in to work, for those organisations where staff are predominately working from home. If anyone is working on any hybrid policies that may be worth sharing. Nick asked the group to think about utilisation as the policy develops ways of working for each organisation.</p> <p>The group agreed to see how it develops and await the government guidance</p>	<p><b>J.Boileau</b></p> <p><b>J.Boileau</b></p> <p><b>A.Pritchard</b></p>
<p><b>4.</b></p>	<p><b>A.O.B</b></p>	
	<p>NG – For Section 106, we are aware that some wider work is required in terms of what we are asking developers for and also for the wider understanding and awareness of what Section 106 is. With a noted future work preparation for this group, Nikki wondered what people would like to see on this at future meetings.</p> <p>It was agreed to include NG in some of the primary care conversations that cover the section 106 information.</p> <p>LS – from a partnership perspective, estates policy is bringing someone in to help with the Section 106 work. Recognising that some areas across the patch have had success with Primary Care and 106 money, but not with acute money. There is a proposal to get someone in to help across the partnership with acute 106 monies. Noted it would be good to factor in some of the successes in to the discussions of the wider piece of work.</p>	

	<p>NA noted that all section 106 work in Warrington has been around primary care infrastructure.</p> <p>MB – The Council are keen to update their planning obligations for SPD and so this is what Niki and her colleagues will use to base the negotiations on for any contributions. Hopefully in updating the work we are doing on the local plan and the infrastructure delivery plan, this will identify all of the infrastructure projects. If Lisa can add to this from all of their projects, it will assist in adding weight when seeking contributions.</p> <p>MW – SPD – discussed it is very much linked to residential dwellings – identified that within the remit of care home, extra care facilities and shared accommodation this does not resource a levy for us, even though those populations do potentially have health needs – this is something to take up around the refresh of the SPD.</p> <p>NG – further to the Section 106 process which is done in multiple stages, we need to make sure that it is equally important to evidence the monies can be spent within a specific timeframe. If it isn't spent then it will need to be returned and it would be helpful to make sure we have got those connections in place. MW noted, it will likely be attracting monies around Causeway project and potentially now is the time to move forward against this development and site selection process, once the Covid -19 vaccine programme allows.</p> <p>IB suggested it might be worth reviewing the current section 106's and review delivery and tracker measures to make sure we achieve the dates with individual practices</p> <p>MB holds quarterly monitoring meetings to go through every section 106. This achieves an early warning if they need to take some action. Noted we also need to make sure all processes are covered including those external to the council.</p> <p><u>Future meetings</u> – will take place quarterly but subject to review if necessary</p> <p>NA advised that for the next meeting, if any items need to be covered in detail please let ER know in advance.</p>	<b>ALL</b>
<b>5.</b>	<b>Date of next meeting</b>	
	14 <sup>th</sup> June 2021 13 <sup>th</sup> September 2021 13 <sup>th</sup> December 2021	<b>ALL</b>

## Warrington Transformation Estates Enabler Group

### Minutes of the 14<sup>th</sup> June 2021 Via MS Teams

#### Attendees:

Nick Armstrong (Co-Chair)	Chief of Information, Technology & Estates NHS Halton CCG & NHS Warrington CCG
Thara Raj (Co-Chair)	Director of Public Health
Eleanor Blackburn	Head of Inclusive Growth and Partnerships
Ian Wright	Associate Director Estates and Facilities Warrington & Halton Hospital Foundation Trust
Ian Butterworth	Strategic Projects Manager Renova
Lisa Sculpher	Strategic Estates Lead Cheshire & Merseyside
Michael Bell	Planning Policy & Programmes Manager, Warrington BC
John Boileau	Project Manager, Warrington New Hospital
Gaynor Johnson	Regional Director - Torus
John Morris	Deputy Director Estates, Bridgewater Community Healthcare NHS Foundation Trust
Hannah Payne	Principal Planner Cheshire Police
Elaine Reading	Public Health PA

#### Apologies:

Ian Willett	General Manager – Renova Developments
Tracy Flute	Acting Principal in Public Health WBC
Martyn Waterson	Business & Commissioning Officer Public Health
Pauline Underwood	Primary Care Support officer – NHS England C & M
Melanie Alsop	Primary Care Commissioning, Warrington CCG
Niki Gallagher	Development Manager WBC

1.	Item	Action
	<b>Welcome and Introductions</b>	
	NA welcomed everyone to the meeting which was taking place via MS Teams. Introductions were made Apologies were noted as above.	
<b>2.</b>	<b>Minutes of last meeting</b>	
	The group approved the minutes from the last meeting which was held on 11 <sup>th</sup> March 2021	
<b>2a.</b>	<b>Actions and Matters Arising from the last meeting</b>	
	Matters arising and Actions update:-  JB to liaise with Mel Alsop around extended access – <b>Action ongoing</b> JB to find out if there has been any discussions around community diagnostic hubs for the ICS – <b>Action ongoing</b>  JM – with regards to the GP extended access Mark Dyson, the CEO of Warrington Primary Care CIC, has been in touch and a meeting is set up to discuss the GP extended access operating out of Orford – NA advised the key message is, extended access is now the domain of the PCN's, a large part of	<b>Action:</b>  <b>JB</b>  <b>JB</b>

	<p>which is Warrington Primary Care CIC as they do 4 out of the 5 PCN's in Warrington. In moving forward there is a need to think how we bring the PCN's in to the estates discussion.</p> <p>OPE – AP update - <b>Action ongoing</b></p>	<b>AP</b>
<b>3.</b>	<b>Spotlights</b>	
	<p><b><u>Warrington Town Deal</u></b></p> <p>Simon Kenton and Alison Roberts are the overall programme leads.</p> <p>Warrington were provisionally allocated £22.1m as part of the Town's Deal programme. EB explained the 7 projects which will form part of the overall programme:-</p> <ul style="list-style-type: none"> <li>• A health and social care academy, to be based at Warrington &amp; Vale Royal College. Will be looking to develop a specialist academy/learning centre focussed around health and social care. Programme lead is Nicola Newton</li> <li>• Advanced construction training centre – developing a digital approach within the construction industry around skills development and feeding the staffing need. Programme lead Nicola Newton</li> <li>• Health and Wellbeing Hub – programme lead Lucy Gardner / multi-agency project – about the development of a health and wellbeing hub in the town centre. To support people to access services as part of the high street offer. This is still being scoped out and location short listing is currently underway.</li> <li>• All electric bus fleet depot within the town centre. Would be capable of sustaining a fully electric bus fleet. A further bid is being submitted for funding for an electric bus fleet.</li> <li>• Active travel programme to encourage increasing walking and cycling across the town with a focus on the first and last mile around town centre.</li> <li>• Digital enterprise hub involves the remodelling of the existing St James' centre, creating a digital hub encouraging start-ups and skills development</li> <li>• Remastered cultural hub, to be focussed around the Pyramid art centre. To promote skills and focus on performance art and visual art. It is about providing a focal point for up and coming talent and for providing pathways through to the arts and cultural jobs. This is linked in to the various different providers.</li> </ul> <p>At the moment the business cases are being developed for each of these areas. Some are fast track projects such as the bus fleet depot and the health &amp; social care academy. Colleagues are hoping for some early funding to get things moving quickly. The rest have a submission date for the business case of November and the finalisation of the funding is based on the acceptance of the business cases by MHCLG.</p> <p>In relation to the new Health &amp; Wellbeing Hub, JB updated that services and locations are still to be determined and the team are currently working hard on this.</p>	

### **Wider Estates Review for Warrington**

NA brought to the group for information and to advise this piece of work is ongoing – there has been agreement by all the parties that this will go out for a wider estates review to look at all the public estate and opportunities in Warrington. Imminent on procurement.

Advised that September may be a better time to go out to procurement as the team are finding it difficult to get contractors in. Although the ITT is ready to go, procurement have been unsuccessful in getting bidders for a number of pieces of work, due to capacity. A decision is due next week about whether to delay the review to September. Expected this would be 12 weeks for the work once a decision is made and a quick turnaround will help inform working together for future estates projects. NA will keep people updated as to when it happens.

### **NHS Halton & Warrington Hospitals - Update on the new hospital programme**

JB – updated a lot of work has been done with the business cases around refreshed costings for the Trust. JB was happy to share a presentation. The 3 areas costed were:-

- Halton as a redevelopment on site
- Warrington on the current site - redevelopment
- Warrington full rebuild on a new site

Costs overall for a full 'project costing' is between £670m - £690m

Would be looking to bring these costs down and colleagues are currently working with PA Consulting on the financial affordability and they will look at refreshing the SOC. Also working on the benefits, with a view to being part of any HIP process. Hoping to have this completed by end of the month. The main challenge is that the estate here is not moving to a new clinical model. The benefits may come from a rejigged clinical model to support the financial case.

MB discussed the option of redeveloping in situ versus looking for another site and asked about the other sites being considered.

JB responded - the 4 sites currently being looked at

- The current site
- The Cockhedge centre – including Asda and New Town House
- Just the NTH /Quattro building
- Arpley meadows

All come with different challenges and none is an obvious easy option. There has been no formal exercise to score them as yet, but these are the options being looked at. In moving forward, and by the time the build is due to progress in 5 or 6 years' time, there may be other sites come available which will be considered alongside those listed above.

### **Local Plan**

MB reminded colleagues the updated Local Plan will be going through to Cabinet and then full council in September 2021. At the last TEEG meeting MB reported on the new allocation site at Fiddlers Ferry, for employment and residential. Also referred to the Garden suburb allocation, the large allocation

<p>in south east Warrington representing a significant urban extension to the town. Implications for this group was discussed.</p> <p>In terms of the hospital and the local plan, reference was made to making sure if any planning application comes in, that the policy against which this application was determined would be as favourable as possible. Agreed it would be helpful to check if the wording is still relevant and appropriate. Also need to pick up where we are with the hub and whether there is any merit in making a specific reference in terms of the town centre policy within the local plan. <b>Action - MB</b> to circulate the previous policy wording on the hospital to JB</p> <p>Lymm site – still proposing to allocate the site to be removed from green belt. The developer is unlikely to wait until the plans are through the system and they could push the planning application earlier which might come through quicker than the Local plan.</p> <p>NA has been working with landowners and GP practices on the future plans but colleagues would need to make sure everyone is aligned on timescales and what it would mean if Bellway brought the scheme forward.</p> <p>The feasibility study has been completed and was taken through the CCG Governance and it was agreed there is a strategic need. It and can now move on to the outline business case.</p> <p>The group discussed the revised garden suburb urban extension and the possible need for a new primary care facility. Working at 2,400 homes within the planned period of 2038 and a potential for a further 1,500 more homes beyond this date MB advised this is now triggering a safeguarding of land for a potential new secondary school/leisure provision. MB wanted to know if there is merit in linking in with EB and education colleagues in terms of getting the most efficient use of land. The group agreed it was worth having the conversation as the only community service facility currently is Grappenhall clinic. Need to pick up again if the plans are changing and agree the principals on how the policy and allocation could work.</p> <p>LS – in respect of the hospital site meeting LS thought it would be worth feeding in, in terms of doing the Warrington Estates review. If there is a possibility to secure land then it is a massive step forward in terms of Primary Care Estate strategies and PCN developments and it would be a good idea to do before September.</p> <p><b><u>One Public Estate</u></b> No update available</p> <p><b><u>Estates Mapping and NHS Capital Funding</u></b> Hospital continue to pull the SOC together.</p> <p>There is still no guidance as to how the bidding and timescales are going to be for the hospitals. The 8 national fore runners have already been identified and those schemes are already on site/ already have STP funding.</p> <p>For estates mapping and feeding in to the wider review, LS asked if everyone had access to the Shape mapping. This facilitates a zoom in on Warrington which shows where all primary care clinics are and when the work programmes begin, it is possible to highlight where the problem sites are.</p>	<p><b>MB</b></p>
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	<p>The ongoing programme around review of primary care estates will be starting up again in two waves. NHSE have procured CHP to do the work and review all the Primary Care estate across the country. This has been updated on Shape. Survey timescales are expected towards the autumn. NHSE were proposing a local determination for when the surveys could be done. NA advised this will be taken through the local Primary Care operational group and will help to give a picture on the exact condition of all primary care estate.</p> <p>LS wanted to know where the PCN's were up to with developing their models of care in terms of growing their teams and clinical delivery. NA responded it is varied across Halton and Warrington but was happy to share for the next meeting.</p>	<b>NA</b>
<b>4.</b>	<b>A.O.B</b>	
	<p>JM – is there anything collectively that we could all do together and all be aware of what each other's plans are in relation to net carbon/green plans/active travel agenda. To reduce carbon foot print was there any scope collectively for doing a piece of work/awareness together. TR advised it's a good idea there is a climate summit at WBC and part of the carbon footprint training was to get us all as agencies to think in this space and see where we need to come together. An active group is led by the Council – need to keep the agenda's aligned. So to avoid duplication but work together.</p> <p>EB – levelling up funding recently announced by Government around investment towards transport regeneration, town centre investment and cultural investment. They categorised LA's into 3 priorities. Warrington was classified priority 2 and then they announced the first round of funding encouraging priority 1 area to apply. Warrington decided not to bid in round one but to bid in round two – Warrington have the opportunity to bid 3 times. Into constituency areas – Warrington North, Warrington South and also 20 – 40m transport category as well. Starting to pull together ideas from the Central Area masterplan looking at potential opportunities around investing in some of our existing leisure and visitor assets across Warrington. Round two due to be announced in the autumn time. Updates to come back</p> <p>MB raised a question around the CCG being re-organised. NA responded, there are going to be some structural changes to commissioning organisations with the CCG being dissolved by end of march 2022. There will be a single statutory body across Cheshire and Merseyside; what this will look like at this stage is unclear. It is expected that by September more information will be available.</p> <p>JM – as a result of post covid consequences there is a need for extra operational space. IW will circulate some space requirements to the group, if anyone can accommodate please get in touch.</p> <p>TR – at the moment it is important for everyone to be thinking about what we need from a governance perspective in light of the merging of clinical commissioning groups in to one body and of the dissolving of the CCG. We need to work out how to escalate decisions to the H&amp;WB, the Place Based Board, and the new Integrated Care system.</p> <p>NA advised this will pan out in the next few months.</p>	<b>ALL</b>



5.	Date of next meeting	
	13 <sup>th</sup> September 2021 13 <sup>th</sup> December 2021	<b>ALL</b>

**Duty to Cooperate Meeting**  
**Warrington Borough Council & St Helens Council**

**12<sup>th</sup> July 2021**

**Microsoft Teams**

**DRAFT Minutes**

**Attendees:**

Lucy O'Doherty (LO'D) Development Plans Manager (St Helens Council)

Michael Bell (MB) Planning Policy & Programmes Manager (Warrington Borough Council)

David Acton (DA) Senior Planning Policy Officer (Warrington Borough Council)

**LO'D:** Update provided on Local Plan progress to date. EiP Hearing Sessions have now finished, with the Inspectors' anticipated to report back to the Council towards the end of July 2021 with regards to any additional work that could be required. Additional work may include identifying more Green Belt land for release to meet development needs and so providing a 5 year housing land supply, upon adoption of the Plan.

It was noted that the additional employment land at Omega West, currently subject to a planning application and impending appeal decision, over and above the circa 32 ha already agreed through the DtC process as counting towards Warrington's land supply, was not discussed at the EiP.

Highways England are currently satisfied with the impacts on J8 of M62 from the proposed level of development; however, this will need to be monitored if build out rates are proposed to be increased over the Plan period, beyond the current levels.

Subject to the amount of any additional work that may need to be undertaken, it is anticipated that currently Main Modifications will be consulted upon during October 2021, with the Inspectors' Report issued December 21/January 22, with the Plan then proceeding to full Council as soon as possible after that, seeking a resolution to adopt the Local Plan.

It was also noted that the appeal decision for Haydock Point North should be issued in July, with the Parkside Link Road appeal decision following in August, with no date as yet for the issuing of the Omega west extension appeal decision.

**MB:** It was confirmed that WBC paused work on its Local Plan in September 2020, in response to the impact of COVID-19, along with the Government's proposed planning reforms and new housing calculation methodology. Work is now progressing on a new Regulation 19 Draft Local Plan.

To support the new Local Plan the supporting evidence base, where required, has been updated, for example, the SA/SEA, EDNA & LHNA.

It was confirmed that WBC will not be looking to absorb any need for housing from other adjoining Local Authorities and also will not be asking adjoining Local Authorities to provide for any of Warrington's needs. WBC will, however, still accept the previously agreed circa 32 ha of employment land at Omega west in the Borough of St Helens.

Given a current small shortfall of land to meet its employment land needs over the Plan period, WBC will continue to liaise with St Helens, subject to the larger site being granted planning permission, over the apportionment of the additional land at Omega west.

Presentation given highlighting:

Contents are to be treated as confidential at this point in time, but can be shared with Senior Internal Officers of the Council, but not a wider audience.

WBC now using SHM, with no economic uplift, meaning the new Plan housing number is 816pa, down from 945pa in the previous Plan. It was noted that through the work updating the EDNA and LHNA, that there is still an alignment between housing numbers and jobs growth, which will not result in labour being pulled from neighbouring Local Authorities.

Plan period has been changed from 2017-2037, to 2021-2038 (inclusive), but still giving a Plan period of 15 years post adoption. This has allowed the Council to remove the need to plan for housing delivery back log, due to now using the SHM, but with an allowance included for flexibility in land supply.

New housing figure and amended Plan period has resulted in a current residential urban capacity figure of 11,785, meaning releasing Green Belt land to allocate 4891 new homes in the Plan period, with Green Belt land also being released to accommodate circa 2,300 new homes beyond the Plan period at Fiddlers Ferry and the Garden Suburb.

The assessment of the available pool of sites and the revised Spatial Strategy has resulted in a smaller Garden Suburb (with the previous employment element remaining but now separate); the removal of the residential South West Urban Extension; the removal of Port Warrington and the Business Hub as an employment allocation, and the inclusion of a small residential allocation at Thelwall Heys, along with a mixed use residential and employment allocation on land at and adjacent to Fiddlers Ferry Power Station.

In the Outline Settlements, the previous residential allocation at Burtonwood has now been removed on the basis of the potential impacts of the Bold Heath development in St Helens. One of the residential allocations in Lymm has also been removed as it has been withdrawn by the owner, who no longer wishes to promote it for development.

It is anticipated that the updated Local Plan will proceed to Cabinet and Full Council in September 2021 to seek authority for a six week consultation during October and November 2021. It will then proceed back to Cabinet and Full Council in February 2022, to seek approval for submission to the SoS for EiP, with the EiP anticipated summer 2022, followed by adoption in mid-2023.

**Actions agreed:**

It was agreed that each Local Authority would meet its own development needs and are not in a position to absorb any identified needs from adjoining Local Authorities. The exception to this is the agreed circa 32 ha of employment land at Omega west, located in St Helen's Borough, as this will count towards meeting Warrington's employment land need.

Given a potential small shortfall of land to meet its employment land needs over the Plan period, WBC will continue to liaise with St Helens, subject to the larger site being granted planning permission, over the apportionment of the additional land at Omega west.

DA to draft minutes and refresh the SoCG based on meeting outputs and then send round for comments.

DA to also provide a copy of the presentation.

Up on completion, the agreed SoCG would be a draft version, without an authorised Member/Officer signature, and will need to be returned to WBC by 16 August 2021.

**Duty to Cooperate Meeting**  
**Warrington Borough Council & Halton Council**

**13<sup>th</sup> July 2021**

**Microsoft Teams**

**DRAFT Minutes**

**Attendees:**

Alasdair Cross (AC) Principal Officer-Planning & Transport Strategy (Halton Borough Council)

Kathryn Brindley (KB) Principal Officer-Planning Policy (Halton Borough Council)

Michael Bell (MB) Planning Policy & Programmes Manager (Warrington Borough Council)

David Acton (DA) Senior Planning Policy Officer (Warrington Borough Council)

**AC:** Update provided on Local Plan progress to date. EiP Hearing Sessions have now finished. All MiQs were covered, with housing numbers and Green Belt release being the main topics covered in detail. It is anticipated that the Inspectors' will report back to the Council during August 2021 with their findings.

Both Main Modifications and Adoption of the Local Plan will require a resolution of Full Council.

The SHMA is not being used for the Local Plan housing requirement, as an economic uplift has been applied. The figure is derived from the SHMA plus half way house figures from the City Region's SHELMA, taking into account the jobs generated over the Plan period from the Daresbury Laboratory in Halton.

Given that no agreement between the Local Authorities within the Liverpool City Region has been reached in relation to the SHELMA and the distribution across the region of needed large scale B8 development, Halton commissioned its own employment needs study for the EiP.

When discussing Green Belt release and Exceptional Circumstances, the Inspectors' raised concerns over the proposed release of Green Belt land (SWUE) in Warrington, close to the Boundary of Halton.

**MB:** It was confirmed that WBC paused work on its Local Plan in September 2020, in response to the impact of COVID-19, along with the Government's proposed planning reforms and new housing calculation methodology. Work is now progressing on a new Regulation 19 Draft Local Plan.

To support the new Local Plan the supporting evidence base, where required, has been updated, for example, the SA/SEA, EDNA & LHNA.

It was confirmed that WBC will not be looking to absorb any need for housing from other adjoining Local Authorities and also will not be asking adjoining Local Authorities to provide for any of Warrington's needs. WBC will, however, still accept the previously agreed circa 32 ha of employment land at Omega west in the Borough of St Helens.

Given a potential small shortfall of land to meet its employment land needs over the Plan period, WBC will be committing to review its longer term employment requirements before the end of the Plan Period.

Presentation given highlighting:

Contents are to be treated as confidential at this point in time, but can be shared with Senior Internal Officers of the Council, but not a wider audience.

WBC now using SHM, with no economic uplift, meaning the new Plan housing number is 816pa, down from 945pa in the previous Plan. It was noted that through the work updating the EDNA and LHNA, that there is still an alignment between housing numbers and jobs growth, which will not result in labour being pulled from neighbouring Local Authorities.

Plan period has been changed from 2017-2037, to 2021-2038 (inclusive), but still giving a Plan period of 15 years post adoption. This has allowed the Council to remove the need to plan for housing delivery back log, due to now using the SHM, but with an allowance included for flexibility in land supply.

New housing figure and amended Plan period has resulted in a current residential urban capacity figure of 11,785, meaning releasing Green Belt land to allocate 4891 new homes in the Plan period, with Green Belt land also being released to accommodate circa 2,300 new homes beyond the Plan period at Fiddlers Ferry and the Garden Suburb.

The assessment of the available pool of sites and the revised Spatial Strategy has resulted in a smaller Garden Suburb (with the previous employment element remaining but now separate); the removal of the residential South West Urban Extension; the removal of Port Warrington and the Business Hub as an employment allocation, and the inclusion of a small residential allocation at Thelwall Heys, along with a mixed use residential and employment allocation on land at and adjacent to Fiddlers Ferry Power Station.

In the Outline Settlements, the previous residential allocation at Burtonwood has now been removed on the basis of the potential impacts of the Bold Heath development in St Helens. One of the residential allocations in Lymm has also been removed as it has been withdrawn by the owner, who no longer wishes to promote it for development.

It is anticipated that the updated Local Plan will proceed to Cabinet and Full Council in September 2021 to seek authority for a six week consultation during October and November 2021. It will then proceed back to Cabinet and Full Council in February 2021, to seek approval for submission to the SoS for EiP, with the EiP anticipated summer 2022, followed by adoption in mid-2023.

**Actions agreed:**

It remains the position that Warrington and Halton are planning to meet their own development needs.

It was agreed that housing and employment development at the Fiddlers Ferry site would count towards meeting Warrington's needs, but the allocation policy will acknowledge the need for mitigation of impacts on Halton's transport and social infrastructure and ensure a robust Green Belt boundary to maintain separate between Widnes and Warrington.

**DA** to draft minutes and refresh the SoCG based on meeting outputs and then send round for comments by Friday 16 July 2021.

**DA** to also provide a copy of the presentation and draft Fiddlers Ferry allocation policy.

Up on completion, the agreed SoCG would be a draft version, without an authorised Member/Officer signature, and will need to be returned to WBC by 16 August 2021.

## Duty to Cooperate Meeting

Warrington Borough Council, Cheshire East Borough Council & Cheshire West & Chester Council

13<sup>th</sup> July 2021

Microsoft Teams

### **DRAFT** Minutes

#### **Attendees:**

Gill Smith (GS) Planning Policy Manager (Cheshire West & Chester Council)

David Butler (DB) Principal Planning Policy Officer (Cheshire West & Chester Council)

Stuart Penny (SP) Planning Policy Manager (Cheshire East Borough Council)

Allan Clarke (AC) Principal Planning Policy Officer (Cheshire East Borough Council)

Michael Bell (MB) Planning Policy & Programmes Manager (Warrington Borough Council)

David Acton (DA) Senior Planning Policy Officer (Warrington Borough Council)

**MB:** It was confirmed that WBC paused work on its Local Plan in September 2020, in response to the impact of COVID-19, along with the Government's proposed planning reforms and new housing calculation methodology. Work is now progressing on a new Regulation 19 Draft Local Plan.

To support the new Local Plan the supporting evidence base, where required, has been updated, for example, the SA/SEA, EDNA & LHNA.

It was confirmed that WBC will not be looking to absorb any need for housing from other adjoining Local Authorities and also will not be asking adjoining Local Authorities to provide for any of Warrington's needs. WBC will, however, still accept the previously agreed circa 32 ha of employment land at Omega west in the Borough of St Helens.

Given a potential small shortfall of land to meet its employment land needs over the Plan period, WBC will be committing to review its longer term employment requirements before the end of the Plan Period.

Presentation given highlighting:

Contents are to be treated as confidential at this point in time, but can be shared with Senior Internal Officers of the Council, but not a wider audience.

WBC now using SHM, with no economic uplift, meaning the new Plan housing number is 816pa, down from 945pa in the previous Plan. It was noted that through the work updating the EDNA and LHNA, that there is still an alignment between housing numbers and jobs growth, which will not result in labour being pulled from neighbouring Local Authorities.



Plan period has been changed from 2017-2037, to 2021-2038 (inclusive), but still giving a Plan period of 15 years post adoption. This has allowed the Council to remove the need to plan for housing delivery back log, due to now using the SHM, but with an allowance included for flexibility in land supply.

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The assessment of the available pool of sites and the revised Spatial Strategy has resulted in a smaller Garden Suburb (with the previous employment element remaining but now separate); the removal of the residential South West Urban Extension; the removal of Port Warrington and the Business Hub as an employment allocation, and the inclusion of a small residential allocation at Thelwall Heys, along with a mixed use residential and employment allocation on land at and adjacent to Fiddlers Ferry Power Station.

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It is anticipated that the updated Local Plan will proceed to Cabinet and Full Council in September 2021 to seek authority for a six week consultation during October and November 2021. It will then proceed back to Cabinet and Full Council in February 2022, to seek approval for submission to the SoS for EiP, with the EiP anticipated summer 2022, followed by adoption in mid-2023.

**AC:** Cheshire East submitted its Part two Local Plan for EiP the end of April 2021. The Examination Library is currently being updated with the Inspector's MiQs, and it is anticipated that Hearing Sessions will take place during September/October 2021.

**SP:** Part three of the Cheshire East Local Plan (Draft Minerals and Waste Plan) will be presented to Committee in November 2021, to seek authority to consult on the Plan in December 2021/January 2022.

Within the sub-region there is less than the required seven year supply of aggregates or the required ten years supply of Silica Sand. CE and CWaC are struggling to meet their own apportionment needs and are not in a position to meet any identified shortfall in Warrington's needs, or the wider sub region. This cross boundary issue will need to be acknowledged in the SoCG and agreed between all three authorities.

**GS:** Update provided on CWaC Local Plan. First Review of the adopted Local Plan completed in January 2021 and considered to be up to date. However, given a Climate Emergency has been declared by the Council, a general conversation with residents is now taking place on what priorities a new Local Plan should seek to address.

**DB:** A request was made by DB for a meeting with Highway colleagues to discuss WBC Local Plan transport modelling outputs in relation to the Garden Suburb and south east employment allocation. This was agreed.

**Actions agreed:**

It was agreed that each Local Authority would meet its own development needs and are not in a position to absorb any identified needs from adjoining Local Authorities.

**DA** to action a meeting with Highway colleagues, to include WBC, CWaC and CE, after the WBC meeting of 22 July with Highways England.

**DA** to draft minutes and refresh the SoCG based on meeting outputs and then send round for comments.

**DA** to also provide a copy of the presentation.

Up on completion, the agreed SoCG would be a draft version, without an authorised Member/Officer signature, and will need to be returned to WBC by 16 August 2021.

## Proforma – Duty to Co-operate

Please complete the following Proforma if you have undertaken any collaborative working with the following organisations which could be considered Duty to Co-operate:

- Lancashire County Council
- Chorley Borough Council
- Rossendale Borough Council
- West Lancashire Borough Council
- Liverpool City Region
- St. Helen's
- West Yorkshire Combined Authority
- Calderdale
- Kirklees
- Derbyshire County Council
- High Peak Borough Council
- Peak District National Park
- Blackburn with Darwin Borough Council
- Cheshire East Council
- Warrington

### Public Bodies

- The Environment Agency
- Historic England
- Natural England
- The Civil Aviation Authority
- Homes England
- Clinical Commissioning Groups
- National Health Service Commissioning Board
- The Office of Rail Regulation
- TFGM
- Highways Authorities
- Highways England
- Local Enterprise Partnership
- Local Nature Partnership

### Infrastructure Providers Additional Signatories

- United Utilities
- Electricity North West
- National Grid
- Cadent

If you have any evidence of collaboration please add to huddle in Statement of Common Ground folder or send to [r.Friday@manchester.gov.uk](mailto:r.Friday@manchester.gov.uk)

Thanks

Name of Organisation	Warrington Borough Council
Type of collaboration	Meeting (virtual on Microsoft Teams)
When?	23 <sup>rd</sup> September 2021
Who attended?	<ul style="list-style-type: none"> <li>• Clare Taylor-Russell (GMCA)</li> <li>• Miles McCrave (GMCA)</li> <li>• Rebecca Friday (MCC)</li> <li>• Mia Crowther (TfGM)</li> <li>• Michael Bell (Warrington)</li> <li>• David Acton (Warrington)</li> <li>• James Shuttleworth (Salford)</li> <li>• Ruth Cook (Trafford)</li> <li>• David Kearsley (Wigan)</li> </ul>
What was discussed?	<p>Places for Everyone Joint-DPD</p> <ul style="list-style-type: none"> <li>- PfE plan currently undergoing a Regulation 19 consultation</li> <li>- The plan is a revised version of GMSF, including the removal of Stockport site allocations. The plan's effect on the 9 districts remains broadly the same</li> <li>- The official point for a judicial review challenge has been passed</li> <li>- Submission of the plan will be the end of January 2022, with the final district approval of submission from Manchester City Council coming in October</li> <li>- During the Examination, PfE is likely to be challenged on viability for the existing land supply and challenged on whether the right types of homes are proposed for meeting the housing need</li> </ul> <p>Warrington Local Plan</p> <ul style="list-style-type: none"> <li>- A revised Regulation 19 Plan will be published for consultation on Monday 4<sup>th</sup> October, with a plan period of 2021-2038 and anticipated adoption in 2023</li> <li>- WBC presented a summary of the key changes that have been made from the previous version of the Plan which was consulted on in 2019. The housing target has been reduced to the minimum requirement under the standard method at 816 dpa, with a corresponding reduction in Green Belt release. WBC are not proposing any major allocations in proximity to any of the GM Boroughs.</li> <li>- The revised plan recognises the new NPPF requirement to produce local plans with consideration of longer term planning. Proposed urban extension in the plan will be built beyond the plan period. Plan wording has been amended to provide a longer term vision</li> <li>- Wigan confirmed the district is aware that most proposed development in Warrington's plan is not focussed near to Wigan's boundary. Wigan did request a meeting to discuss the findings of the Local Plan Transport Model report to understand any implications on the motorway / strategic road network.</li> </ul>

Name of Organisation	Warrington Borough Council
Actions	<ul style="list-style-type: none"> <li>- Warrington to review PfE Statement of Common Ground and Duty to Co-operate Statement</li> <li>- Warrington to consider responding to the PfE consultation with a formal supportive representation, subject to agreeing the Statement of Common Ground prior to submission</li> <li>- Arrange a meeting between Warrington, Wigan and TfGM to discuss transport issues. This may require additional comments in WBC's Statement of Common Ground which GM Boroughs will be asked to sign prior to submission of WBC's Plan</li> </ul>
Outcome on PfE, if any	
Provide evidence of collaboration	

## Record B - Table of Meetings (No Formal Minutes)

Organisation	Date	Summary of Meeting (Key Points)
Highways England	26/09/19	<ul style="list-style-type: none"> <li>WBC provided update on progress to date with Local Plan, post the 2019 consultation on the Proposed Submission Version Local Plan</li> <li>Highways England will need to be provided with an updated version of the Statement of Common Ground to reflect any updates post consultation</li> <li>Update on Local Plan Transport Modelling work provided by AECOM and a general discussion followed around model outputs and any further clarification and or work needed and also the role of the Infrastructure Delivery Plan to support the Local Plan</li> </ul>
Historic England	10/10/19	<ul style="list-style-type: none"> <li>WBC provided update on progress to date with Local Plan, post the 2019 consultation on the Proposed Submission Version Local Plan</li> <li>Historic England will need to be provided with an updated version of the Statement of Common Ground to reflect any updates post consultation</li> <li>In response to Historic England's Local Plan response, it was confirmed that the South East Garden Suburb Development Framework is purely illustrative and conceptual, and has no formal planning status</li> <li>It was agreed that the Heritage Impact Assessments and relevant Local Plan policies would be amended to ensure that they align and reflect the comments made by Historic England in their Local Plan consultation response</li> </ul>
St Helens Council	26/01/21	<ul style="list-style-type: none"> <li>WBC and St Helens discussion around Omega west employment extension and planning application P/2020/0061/HYBR.</li> </ul>
St Helens Council	01/03/21	<ul style="list-style-type: none"> <li>Further WBC and St Helens discussion around Omega west employment extension and planning application P/2020/0061/HYBR, and the additional circa 40 ha of employment land over and above the agreed 32 ha that will count towards Warrington's need.</li> </ul>
St Helens Council	April 2021	<ul style="list-style-type: none"> <li>WBC provided a Position Statement to St Helens Council and PINS for the Omega West Inquiry in relation to the additional circa 40 ha of land</li> </ul>
Highways England	29/03/21	<ul style="list-style-type: none"> <li>WBC provided further update on progress to date with Local Plan, post the 2019 consultation.</li> <li>WBC advised that given the availability of Fiddlers Ferry Power Station now it has ceased power generation, this could have implications for the 2019 Plan's Spatial Strategy, and may require a re-run of a Regulation 19 consultation on a revised Local Plan.</li> </ul>

Organisation	Date	Summary of Meeting (Key Points)
		<ul style="list-style-type: none"> <li>• General discussion followed about the Local Plan and information required by HE and the potential impacts on the SRN</li> </ul>
Cheshire and Warrington Local Enterprise Partnership	22/04/21	<ul style="list-style-type: none"> <li>• WBC update provided highlighting changes to Local Plan post 2019 Draft Local Plan and the revised Standard Housing Methodology and what this could mean for Warrington's housing figure in the Local Plan. It was also noted that Fiddlers Ferry Power Station is now available as a development site since it ceased power generation in 2020.</li> <li>• It was noted that the LEP are working with Warrington and Co and Homes England on the Bank Quay Masterplan initiative and a Growth Corridor bid that would include areas of Warrington is being coordinated by the LEP.</li> <li>• Update provided on the Local Industrial Strategy provided by the LEP, but unable to confirm when a final version will be released.</li> </ul>
Highways England	29/04/21	<ul style="list-style-type: none"> <li>• General further discussion carrying on from the meeting of 29/03/21 about Local Plan progress and around the impacts and potential mitigation measures required to the SRN, not just from proposed development in the Borough of Warrington, but also in the context of proposed development across the wider area by neighbouring authorities</li> <li>• Also a general discussion on HE SRN studies across the wider area where WBC could be a Stakeholder</li> <li>• Information requested by HE will be sent by relevant WBC Officer</li> <li>• For transport modelling purposes, it was agreed that model run years would need to be agreed and confirmed between HE &amp; WBC as soon as possible.</li> </ul>
Environment Agency	19/05/21	<ul style="list-style-type: none"> <li>• General discussion between WBC and the Environment Agency (EA) around the recently renewed and released Manchester Ship Canal Outlines, changes to Flood Zones and a charged agreement to the EA for a flood risk model review.</li> <li>• It was agreed that given the changes, in particular to sites submitted to the Council as potential development sites in the east of the Borough around Birchwood Train Station and adjacent to the M6 Motorway, that a proportionate Addendum to the Council's SFRA, rather than a full SFRA refresh would be undertaken and documented to support the updated Proposed Submission Version Local Plan (2021).</li> </ul>
Historic England	14/07/21	<ul style="list-style-type: none"> <li>• Local Plan presentation given by WBC and general discussion on its contents and changes</li> </ul>

Organisation	Date	Summary of Meeting (Key Points)
		<ul style="list-style-type: none"> <li>• Any additional heritage information that needs to be assessed by Historic England that has been included and or amended since the previous Local Plan consultation in 2019 to be sent through by WBC for review</li> <li>• It was confirmed that the relevant changes/amendments have been made to previous policies, allocations and Heritage Impact Assessments in light of the comments received from Historic England to the previous Proposed Submission Version Local Plan consultation in 2019</li> </ul>
Highways England	22/07/21	<ul style="list-style-type: none"> <li>• Local Plan presentation given by WBC and general discussion on its contents, followed by an indicative updated Plan timeline through to adoption</li> <li>• WBC confirmed that the 2021 Transport Model Report for the updated Proposed Submission Version Local Plan (PSVLP) reflects and addresses the comments received from HE to the previous PSVLP consultation in 2019</li> <li>• WBC to provide Highways England with an updated version of the Statement of Common Ground to reflect any updates post consultation, to be agreed in the first instance at Officer level</li> </ul>