



WARRINGTON
Borough Council

Warrington Borough Council

Local Plan 2021/2022 – 2038/2039

Authority Monitoring Report 2024

(Monitoring period: 01st April 2023 – 31st March 2024)

Published December 2024

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1. Key Messages

This is the 20th Authority Monitoring Report (AMR) to be produced by Warrington Borough Council in its capacity as the Local Planning Authority. The report covers the period from the 01st April 2023 to 31st March 2024.

This AMR is the first AMR to monitor the Local Plan 2021/22 – 2038/39, which was adopted on 04th December 2023 at a meeting of full Council and is now the Development Plan for the Borough, available to view from the link below:

[Warrington local plan - 2021-22 - 2038-39 - Adopted December 2023](#)

Overall, the 2023/24 monitoring report confirms that the Borough's Development Plan policies are being effectively implemented to secure their intended positive outcomes for Warrington's communities, economy, and environment.

Headline findings from this AMR include:

- At a meeting of Full Council on 04 December 2023, the Council adopted its new Local Plan 2021/22 – 2038/39 as the Development Plan for the Borough.
- The Council continues to demonstrate a 5-year housing land supply.
- The Council consulted on 3 Draft Supplementary Planning Documents (SPD) in this monitoring period - the Environmental Protection SPD, the Planning Obligations SPD and the Warrington Design Guide SPD – which were then adopted in July 2024, just outside the current monitoring period.
- Work progressed on the preparation of a Development Framework for the former Fiddlers Ferry Power Station. The Development Framework was subsequently agreed at a meeting of the Council's Cabinet on 09 September 2024, just outside of the current monitoring period.
- 654 net new homes were completed within Warrington, which shows a decrease from the 1,472 completed in the previous monitoring period.
- 145 affordable housing gains were recorded across the period, which is a decrease on the 509 completed in the previous year.
- The completion of 10,404 sqm of new employment floor space across 2 sites totalling 1.81 ha of land.
- This monitoring period saw eight new Section 106 Agreements and two Unilateral Undertakings signed totalling £1,996,149.00. This monitoring period also saw the receipt of £3,488,756.82, which is higher than that reported in the last AMR (£2,368,222.26).
- In general terms monitoring has seen a reduction in the total amount of municipal waste arisings over the last monitoring period – down from 88,675 in 2022/23 to 86,102 tonnes in 2023/24. This can generally be attributed to industrial action affecting refuse and recycling collection services during October, November and December 2023.
- The Council determined 1,105 planning applications, a slight increase on the figure reported in the previous monitoring period (1,002 applications). Of these, 909 (82%) were approved and 196 (18%) were refused.

2. Introduction

This Authority Monitoring Report for Warrington Borough Council in its capacity as Local Planning Authority, covers the period 01st April 2023 to 31st March 2024. It is the 20th Authority 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 (as amended).

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 (as amended) 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 this AMR will report progress against is that adopted in September 2021, and the Development Plan policies in operation and monitored across this monitoring period are those adopted policies from the Local Plan 2021/22 – 2038/39.

3. Warrington in Context

Designated a New Town in 1968, Warrington is the most northerly of the Local Authorities in the Cheshire area. It shares boundaries with Halton, Cheshire West and Chester, Cheshire East and the four metropolitan Boroughs of St Helens, Wigan, Salford and Trafford.

Warrington is located mid-way between the conurbations of Liverpool and Manchester with swift direct rail linkages with each. It sits astride most of the key communications routes in the Northwest – rail, road, water and air. Both the River Mersey and the Manchester Ship Canal run through the heart of the Town.

Manchester International Airport and Liverpool John Lennon Airport both lie within easy reach, and Warrington is one of the most successful towns in the UK today in terms of economic development, investment, employment rates and growth.

The Borough comprises the main urban area of Warrington, surrounding by a rural hinterland which includes a number of distinct settlements. The Town of Warrington is the largest urban area in Cheshire by some way (Chester being the second largest) and is one of the largest free standing urban areas in the Northwest of England outside the two conurbations of Merseyside and Greater Manchester.

The Borough covers some 176 square kilometres and at the 2021 Census, Warrington had a population of around 211,000, an increase of 4.3% from the 202,200 population recorded at the 2011 Census.

Further 2021 Census details for Warrington are available from the link below:

[How life has changed in Warrington: Census 2021 \(ons.gov.uk\)](https://ons.gov.uk/census/2021-census-data/warrington)

The Council's Business Intelligence Team also provide ward profiles for the Borough's 22 Wards using information from various sources, such as the Census, the Office for National Statistics (ONS), Social Care returns, and the School Census.

The 2024 Warrington Ward profiles are available to view from the link below:

[Ward and borough information | warrington.gov.uk](https://warrington.gov.uk/ward-and-borough-information)

4. Local Plan Progress

Local Plan Review

As noted above, in this monitoring period the Council completed the process of preparing and adopting a new Local Plan. The timetable for preparation and adoption of the new Local Plan was set out in the Council's Local Development Scheme (LDS) which came into effect on 21st September 2021 (see Figure 4.1 below).

Figure 4.1 Timetable set out in the 2021 Local Development Scheme

Overview	
Role and Subject	<ul style="list-style-type: none"> Preparation of a new Local Plan in order that it can deliver the level of new homes, jobs and supporting infrastructure required to meet Warrington's development needs over the Plan period (2021/22 - 2038/39)
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 (NPPF)

Timetable	
Pre-production	Mar 2015 - Sep 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 of Previous Proposed Submission Version	Apr 2019
Regulation 19 consultation (round 1)	Apr 2019 – Jun 2019
Publication of Updated Proposed Submission Version	Oct 2021
Regulation 19 consultation (round 2)	Oct 2021 – Nov 2021
Submission to SoS	Mar 2022
EIP	Jul 2022 – Sep 2022
Consultation on Main Modifications	Jan 2023 – Feb 2023
Publication of Inspectors Report	May 2023
Estimated Date of Adoption	July 2023

The Council submitted the Updated Proposed Submission Version Local Plan (2021) on 22nd April 2022 to the Secretary of State for Levelling Up, Housing and Communities for independent examination; meaning that the Council was only slightly behind the timetable outlined in the LDS (2021).

Following submission, on May 06th 2022, Inspectors Kevin Ward BA (Hons) MRTPI and Andrea Mageean BA (Hons) BPI PhD MRTPI were appointed to hold an independent examination in to the submitted Local Plan. The examination of the Local Plan commenced on 05th September 2022 and concluded on 06th October 2022; meaning again that the examination was only marginally behind the 2021 LDS timetable.

The Council proceeded with a six-week Main Modifications consultation on 15th March 2023, with it finishing on 26th April 2023, again only being marginally behind the timeline as set out in the Council's LDS (2021).

Having reviewed the representations received on the Main Modifications, the Inspectors noted that there were substantial technical submissions in relation to the proposed reduction in the employment land requirement and the related deletion of the proposed South East Warrington Employment Area. Considering these representations, the Inspectors considered it appropriate to hold an additional hearing session to discuss the employment land requirement for the Borough, and this was held on 13th July 2023.

Following on from the additional hearing session, the Inspectors wrote to the Council in August 2023 to confirm, that after taking account of the additional information submitted at the Main Modifications stage and as part of the additional hearing session, they were now proceeding with their Report.

During the final stages of the Local Plan examination process, the timetable as set out in the LDS slipped slightly further, with the Council receiving the Inspectors' final report (available to view from the link below) on 23rd October 2023.

[Local Plan 2021/22 – 2038/39 Inspectors' Report | warrington.gov.uk](https://warrington.gov.uk)

The Council adopted the Local Plan 2021/22 – 2038/39 on 04 December 2023 at a meeting of Full Council, only a few months later than the adoption date set out in the 2021 LDS; and this concluded the Local Plan review.

The Local Plan 2021/22 – 2038/39 replaces the Local Plan Core Strategy (2014) in its entirety and is now the adopted Local Plan for the whole of the Borough, used in the determination of planning applications.

Neighbourhood Plan Updates

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 forms part of the Development Plan for Warrington Borough Council.

Grappenhall and Thelwall

The Council designated a Neighbourhood Area on 06th March 2017 and work is currently being progressed by the Neighbourhood Plan Group towards a Draft Regulation 14 Neighbourhood Plan for consultation.

Lymm

The Council designated a Neighbourhood Area on 06th December 2017 and work is currently being progressed by the Neighbourhood Plan Group towards a Draft Regulation 14 Neighbourhood Plan for consultation.

Stretton

The Council designated a Neighbourhood Area on 06th December 2017.

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

[Neighbourhood plans | warrington.gov.uk](https://warrington.gov.uk/neighbourhood-plans)

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:

[Statement of Community Involvement \(warrington.gov.uk\)](https://warrington.gov.uk/statement-of-community-involvement)

Supplementary Planning Documents (SPDs)

In the last monitoring period, the Council commenced work on three new Draft SPDs - the Warrington Design Guide SPD, the Environmental Protection SPD and the Planning Obligations SPD - with public consultation on the three Draft SPDs commencing for an eight-week period on 13th December 2023.

On 8 July 2024, the Council adopted the final versions of the SPDs. The SPDs add further detail to the policies of the Local Plan and are a material consideration in the determination of planning applications

All the Council's SPDs can be found at:

[Supplementary planning documents | warrington.gov.uk](https://warrington.gov.uk/supplementary-planning-documents)

5. Local Plan Indicators

This section of the AMR examines the Local Plan monitoring indicators and how the Council has performed in the latest monitoring period (01st April 2023 to 31st March 2024). The indicators are taken from the Local Plan 2021/22 – 2038/39 Monitoring framework (Appendix 2 of the Local Plan) and grouped under the relevant Local Plan Objectives, to reflect the Local Plan Policies that are being monitored.

As this is the first year of monitoring policies in the new Local Plan, there are some indicators where the Council has not been able to collect data. The Council will ensure that appropriate data sources are identified for future AMRs and the indicators themselves may need to be refined. Where certain new indicators have been introduced, the Council is not yet able to provide any time series analysis. As data is collected in future years, the Council will be able to provide this analysis.

Monitoring Outcomes

Objective W1 Indicators

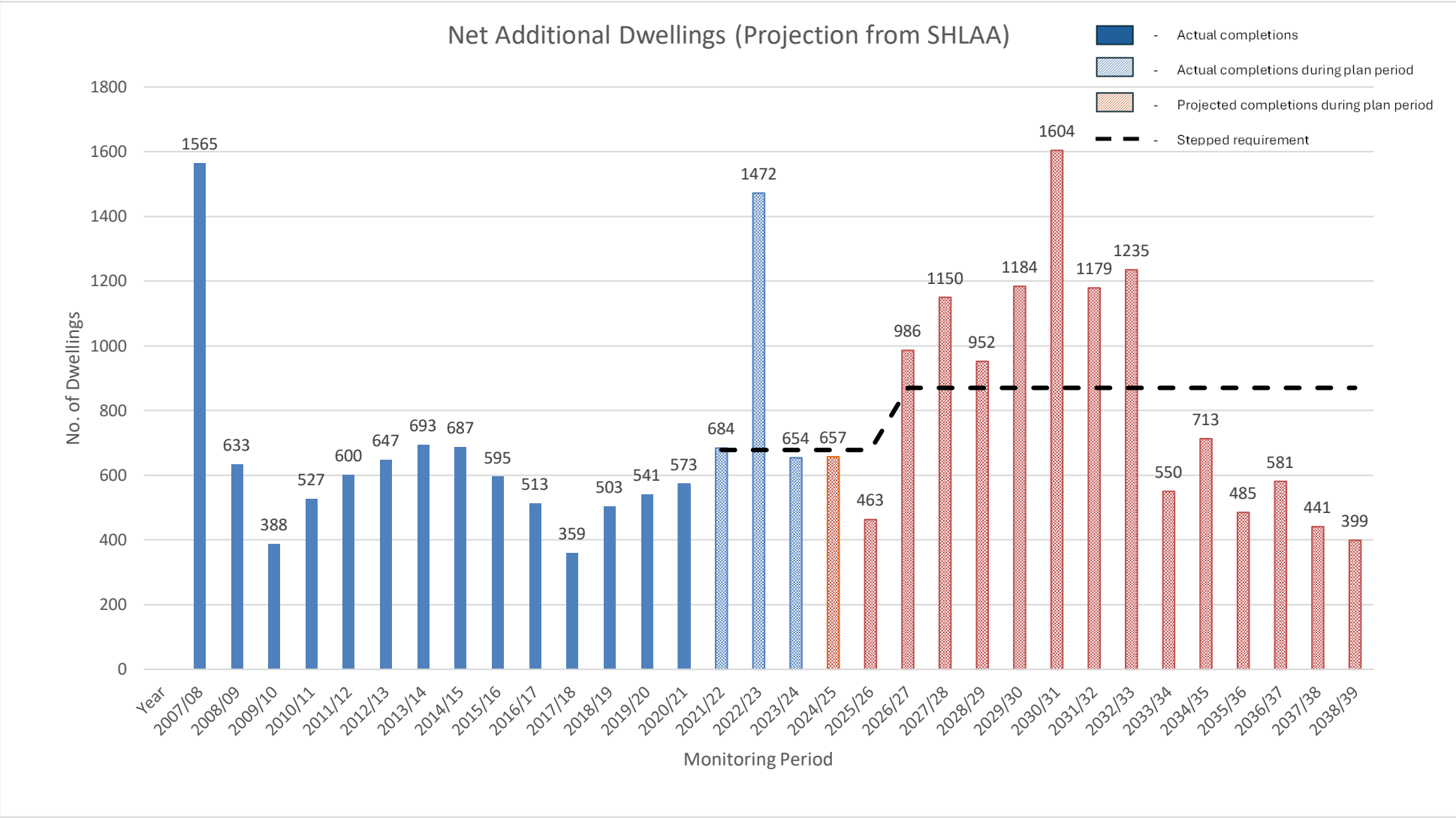
DEV1 A: Net Additional Dwellings Completed

DEV1	Net Additional Dwellings	654
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The DEV1 indicator shows that 2023/24 saw the completion of 654 net additional new dwellings (taken from 664 gross completions minus 10 losses). This is a decrease in the net additional dwellings that were reported in the previous monitoring period (1472) and is slightly lower than the stepped housing requirement for this year of the Plan (678). However, the cumulative total of completions for the first 3 years of the new Local Plan Period significantly exceeds the stepped requirement for these 3 years as shown in figure DEV 1 below.

DEV1 B: 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 Strategic Housing Land Availability Assessment (2024 SHLAA). The chart below shows an updated trajectory for housing completions up to 2038/39. It also shows historic completions from 2008/09 to 2023/24 to give an indication of the trend over time and highlights completions to date under the current Plan Period of the new Local Plan. The blue columns represent actual completions, and the orange columns represent the forecast completions from the 2024 SHLAA. The analysis which follows sets out in more detail the Council's 5 year, 10 year and 15 year housing land supply, again taken from the 2024 SHLAA.



DEV1: Net Additional Dwellings (Projection from SHLAA 2024)

The 2024 SHLAA is available at the address below:

[Strategic Housing Land Availability Assessment \(SHLAA\) | warrington.gov.uk](https://warrington.gov.uk)

The figures contained in the SHLAA have a base date of 31st March 2024 and take account of any changes since 01st April 2023 including planning permissions; homes under construction and completions; and a review of the status and previous conclusions for sites already within the SHLAA process. They also include any suitable new sites which have been proposed since 01st April 2023 arising from landholder/developer interest or as a result of site information from within the Council and the removal of sites that have been completed and 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 (2024-2029), the Borough's 'deliverable' supply of housing land, as at 01st April 2023, has been calculated and is summarised in Table 5.1 below (reproduced from the SHLAA). This includes the small sites allowance, further details of which are provided in the SHLAA.

Table 5.1 – 5 Year “Deliverable” Housing Land Supply (including Small Sites Allowance)

	No. of Sites	Area (Ha)	Forecast Completions						Total	Total as %
			24/25	25/26	26/27	27/28	28/29			
PDL	29	29.93	540	170	239	174	115	1238	29.42	
GF	21	357.77	17	175	581	738	679	2190	52.04	
PDL/GF	5	10.39	0	18	66	138	58	280	6.65	
Small sites	n/a	n/a	100	100	100	100	100	500	11.88	
Total	55	398.09	657	463	986	1150	952	4208	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 01st April 2024, has been calculated in Tables 5.2 and 5.3 below (reproduced from the SHLAA).

Table 5.2 - Developable (6-10 year period) Housing Land Supply (including Small Sites)

	No. of Sites	Area (Ha)	Forecast Completions						
			29/30	30/31	31/32	32/33	33/34	Total	Total as %
PDL	32	25.87	502	1005	544	636	35	2722	47.32
GF	15	346.22	552	444	471	444	387	2298	39.95
PDL/ GF	4	17.43	30	55	64	55	28	232	4.03
Small Sites	n/a	n/a	100	100	100	100	100	500	8.69
Total	51	389.52	1184	1604	1179	1235	550	5752	100.00

Table 5.3 - Developable (11-15 year period) Housing Land Supply (including Small Sites)

	No. of Sites	Area (Ha)	Forecast Completions						
			34/35	35/36	36/37	37/38	38/39	Total	Total as %
PDL	19	16.69	253	60	229	81	46	669	25.54
GF	4	306.91	360	300	250	260	253	1423	54.33
PDL/ GF	2	5.07	0	25	2	0	0	27	1.03
Small sites	n/a	n/a	100	100	100	100	100	500	19.09
Total	25	328.67	713	485	581	441	399	2619	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 5.4 below.

Table 5.4 – Overall (0-15 Year) Housing Land Supply (including Small Sites Allowance)

	Number of Sites	Area (Ha)	Housing Land Supply				
			Deliverable Forecast Completions	Developable		Total	Total as %
				0 - 5 years	6 - 10 years		
PDL	80	72.49	1238	2722	669	4629	36.80
GF	40	1010.9	2190	2298	1423	5911	46.99
PDL/GF	11	32.89	280	232	27	539	4.28
Small Sites	n/a	n/a	500	500	500	1500	11.92
Total			4208	5752	2619	12579	100%

5 Year Housing Land Supply Position

The SHLAA assesses the Borough’s deliverable housing supply against the housing requirement set out in the adopted Local Plan. Based on this, the 5-year supply requirement for 2024/25 and the Council’s projected five-year supply position for the next five years is set out in table 5.5 below. In accordance with the NPPF, as there has not been a significant under delivery of housing over the previous three-year period the 5% buffer has been applied. Given the projected land supply in Figure 5.1 above, it has been assumed that this position will continue.

Table 5.5: Current and Anticipated 5 Year Supply for next 5 years.

Projected 5 Year Supply (as of 1 st April 2024)					
	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
5 Year Band	2024/25-2028/29	2025/26-2029/30	2026/27-2030/31	2027/28-2031/32	2028/29-2032/33
Housing Requirement	2 Years at 678	1 Year at 678	5 years at 870	5 years at 870	5 years at 870

Method	3 years at 870 +5%	4 years at 870 +5%	+5%	+5%	+5%
Housing Requirement	1356 + 2610 + 198	678 + 3480 + 208	4350 + 217	4350 + 217	4350 + 217
	4,164	4,366	4,567	4,567	4,567
Projected Housing Supply	4,208	4,735	5,876	6,096	6,154
No. Years Supply	5.05	5.42	6.44	6.68	6.74

DEV2 A: Affordable Housing Completions

DEV2	Affordable Homes Completions	145
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In this monitoring period, there have been 145 affordable housing completions which shows a decrease compared to the 509 reported in 22/23. The majority of these completions were at Rivers Edge, 248-250 Manchester Road and Grappenhall Heys. This represents 22.2% of the overall supply.

DEV2 B: Market Housing Completions by Type and Tenure

No of 1 bedroom houses?	No of 2 bedroom houses?	No of 3 bedroom houses?	No of 4+ bedroom houses?	No of 1 bedroom apartments?	No of 2 bedroom apartments?	No of 3 bedroom apartments?	No of 4+ bedroom apartments?
1	5	156	141	140	67	9	0
							Total 519

It can be seen that the Council has delivered a range of house and apartment sizes in the market homes that have been completed. However, there is a relatively lower number of 1 and 2 bedroom houses compared to the borough wide monitoring target for housing mix included under Policy DEV2.

DEV2 C: Affordable Homes Completed by Type and Tenure

Affordable rent	Social Rent	Intermediate Rent	Local Cost home ownership	Shared ownership
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1bd apart	2bd apart	2bd house	3bd house	0	1bd apart	2bd apart	2bd house	3bd house	0	1bd apart	2bd apart	2bd house	3bd house
26	10	37	49	0	0	0	2	17	0	0	0	4	0
Total 145													

As can be seen in the table above, the majority of affordable homes that have been delivered have been for rent. This is consistent with Warrington’s needs as set out in the latest Housing Needs Assessment (2021).

DEV2 D: Number of Self-Build or Custom Build Plots Completed

During this monitoring period no completions were recorded; however, there are two plots recorded (planning application reference numbers 2021/40365 and 2023/00094/FUL) as being under construction.

DEV2 E: Number of Homes Built to M4(2) and M4(3) Standards

Categories M4(2) and M4(3) of the Building Regulations are optional requirements which local authorities can apply through Local Plan policies, where they have identified a local need and where the viability of development is not compromised.

This is a new Local Plan monitoring indicator, and this AMR is unable to report if any completions have been recorded in this monitoring period; however, the Council is seeking to secure these standards, post the adoption of the new Local Plan 2021/22 – 2038/39 and will report performance in relation to this indicator in more detail in future AMR’s.

DEV3: Number of Pitches and Plots Approved and Available for Gypsy, Traveller and Travelling Showpeople

The figures in this section are correct as of 31st March 2024. In this monitoring period, three new unauthorised Gypsy and Traveller (G&T) sites have been established but no new G&T sites have been granted planning permission.

The three unauthorised G&T sites have all had planning applications submitted, one of which (The Stables on Fir Tree Close) was refused during the monitoring period and is now subject of an appeal that is currently undetermined. The other two applications were undetermined at the end of the monitoring period. However, one (UU Pump Stn on Broad Lane) has subsequently been refused and the appeal has been dismissed and the other (Former Timber Yard, Penkford Lane) is still undetermined.

There have been no new unauthorised Travelling Showpeople (TS) sites that have been established or new sites that have been granted planning permission in this monitoring period.

The information below shows the provision of G&T and TS sites in Warrington as of 1st April 2024:

Gypsy & Travellers		
Site Type	Address	No. of Pitches
Local Authority Sites	-	0
Private Sites with Permanent Permission	57 Gorse 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, Grappenhall.	6
	Former Timber Yard, Penkford Lane, Burtonwood.	2
Private Sites with Temporary Permission	-	0
Total Consented Sites		50
Tolerated Sites (Long term without Planning Permission)	-	0
Unauthorised Developments	Former UU Pumping Station, Broad Lane, Collins Green.	4
	Former Timber Yard, Penkford Lane, Burtonwood.	1
	The Stables, Fir Tree Close, Stretton.	5
Total Unauthorised Pitches		10

Travelling Showpeople		
Site Type	Address	No. of Pitches
Local Authority Sites	-	0
Private Sites with Permanent Permission	237 Liverpool Road, Great Sankey.	2
	Land to the north of Hall Lane, Stretton.	2
	Plot 16, Athlone Road, Bewsey.	5

Travelling Showpeople		
	Vacant land East of Athlone Road, Bewsey.	5
Private Sites with Temporary Permission	-	0
Tolerated Sites (Long term without Planning Permission)	-	0
Unauthorised Developments	-	0
Total Pitches		14

DEV4 A: Total Amount of Completed Employment Floorspace (sqm & Ha) – by type

	E (gi)	E (gii)	B2	B8	Mixed Use (E(g)(iii) B2, B8)	Total
Floorspace (sqm)	-	-	-	-	10,404	10,404
Floorspace (ha)	-	-	-	-	1.81	1.81

DEV4 B: Total Amount of Employment Floorspace Under Construction (sqm & Ha) – by type

	E (gi)	E (gii)	B2	B8	Mixed Use (E(g)(iii) B2, B8)	Total
Floorspace (sqm)	298	-	752	88,429	-	89,479
Floorspace (ha)	0.2	-	-	31.2	-	31.4

It should be noted that planning permission 2022/42471 has been granted for all classes of development in Class E. It is currently under construction, but no office development appears to have been completed to date and the floorspace is therefore not included in the under construction indicator, DEV4 B.

The floorspace ‘under construction’ indicator (DEV4 B), includes the floor space at Omega Zone 8 (P/2020/0061/HYBR) that is in the Borough of St Helens. It has been agreed with St Helens Council through the Duty to Co-operate that 31.2ha of employment land in this location will count towards Warrington’s employment land needs, given its proximity to the existing Omega development and its reliance on Warrington’s Road network.

DEV4 C: Hectares of existing employment land lost to none employment uses (Defined Local Plan Employment Areas)

	E (gi)	E (gii)	B2	B8	Sui	Mixed Use(E(g)(iii) B2, B8)	Total
Floorspace (sqm)	-	-	-	1,060	1,332	-	2,392
Floorspace (ha)	-	-	-	0.25	1.1	-	1.35

The Government made changes to the Use Classes Order in 2020. From 01 September 2020 the previous B1a, B1b and B1c Use Classes, are now incorporated into the newly created Use Class E (Commercial, Business and Service). This means that a change of use to another use within Class E will be allowed without the need for planning permission, and so these changes (and therefore losses) will not now be reported within the Authority Monitoring Reports.

DEV4 D: Annual increase in jobs from ONS Business Register and Employment Survey (BRES) Data

BRES is an employer survey of the number of jobs held, broken down by industry. BRES publishes employee and employment estimates at detailed geographical and industrial levels and is the official source of employee and employment estimates by detailed geography and industry.

The 2022 BRES jobs figures, by industry for Warrington are currently the most up to date estimates for Warrington at a Borough wide level. As can be seen from Table 1 below, in 2022, industrial sectors in Warrington provided a total of 138,515 jobs across the Borough.

It should be noted that Indicator ED4 is a new AMR indicator to reflect the Local Plan 2021/22 – 2038/39 Monitoring Framework, so the 138,515 jobs total in this AMR is a baseline jobs figure for future annual monitoring assessments.

Table 5.6: Warrington jobs total broken down by industry

Industry	Number of Jobs	% of Total Jobs
1: Agriculture, forestry & fishing (A)	140	0.1
2: Mining, quarrying & utilities (B, D and E)	2,750	2.0
3: Manufacturing (C)	6,500	4.7
4: Construction (F)	10,500	7.6
5: Motor trades (Part G)	2,500	1.8
6: Wholesale (Part G)	6,500	4.7
7: Retail (Part G)	9,500	6.9
8: Transport & storage (inc postal) (H)	11,500	8.3
9: Accommodation & food services (I)	7,500	5.4
10: Information & communication (J)	5,500	4.0
11: Financial & insurance (K)	1,500	1.1
12: Property (L)	1,625	1.2
13: Professional, scientific & technical (M)	21,000	15.2

14: Business administration & support services (N)	20,500	14.8
15: Public administration & defence (O)	5,500	4.0
16: Education (P)	7,000	5.1
17: Health (Q)	14,000	10.1
18: Arts, entertainment, recreation & other services (R, S, T and U)	4,500	3.2
TOTAL JOBS	138,515	100.2

(Source: Nomis Business Register and Employment Survey (Safeguarded Access) 2022 Data)

DEV5 A: New Retail Development permitted outside defined centres (as listed in Local Plan Policy DEV5)

DEV5	No. of Permissions	0
	Floorspace (sqm)	0

No approvals for new retail development outside of the town centre were granted across this monitoring period.

It should be noted that no monitoring information is available in relation to the health of centres other than the town centre for this monitoring period. Further detail on the town centre is provided under TC1 below.

Objective W2 Indicator

GB1: Hectares of Green Belt Land (no net loss)

Warrington's Green Belt fulfils an important role in ensuring the separation of Warrington from neighbouring towns and cities and preventing urban sprawl extending into the countryside.

It was not possible for Warrington to meet its development needs without releasing some Green Belt land for development when undertaking its Local Plan Review. To accommodate the levels of growth required, the Local Plan 2021/2022 – 2038/39 released around 399 hectares (3.4%) of Warrington's total area of Green Belt land and defined a new long term Green Belt boundary for the Borough as part of the Plan making process.

The extent of the Borough's defined Local Plan Green Belt boundary consists of 11,533 hectares of Green Belt land and this will be the baseline for future monitoring.

Objective W3 Indicators

Retail and Leisure

The most recent retail study for Warrington is still the Borough Wide Retail and Leisure Study Update 2019 (Nexus Planning), available to view from the link below:

[Retail and Leisure Study Update Mar2019 FINAL REPORT \(warrington.gov.uk\)](https://warrington.gov.uk)

The Council's Retail and Leisure Study Update 2019 identified vacancy levels within Warrington Town Centre as of May 2018. This is still the most up-to-date survey of vacancy levels in the Town Centre.

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. Most 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.

In September 2020 the Government made changes to the Use Classes Order. From 1st September 2020 the previous A1 Use Class, is now incorporated into the newly created Use Class E (Commercial, Business and Service). This means that a change of use to another use within Class E will be allowed without the need for planning permission.

TC1 A: New Retail Development in the Town Centre (sqm)

TC1	Floorspace (sqm) N/A	Totalling combined 2674.6 sqm
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One new application for retail development has been recorded in this monitoring period, 2022/42471 – Refurbishment of the existing building including new shop fronts to facilitate the use of the First Floor, Ground Floor and Basement for commercial, business and services within Class E. However, it will not be possible to record the exact retail floorspace for this application until the development is completed.

Planning application 2023/00082/FULM - Full planning permission for the partial demolition of Cockhedge retail Mall, removal of pedestrian bridge over Scotland Road, the refurbishment of Cockhedge retail Mall, including creation of new east and west entrances and reconfiguration of retail unit, has also been recorded in this monitoring period. However, this has resulted in a loss of retail floor space due to a condensed footprint.

TC1 B: Vacant Floorspace in the Town Centre 2019 (Units & Sqm Floorspace)

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

TC1 B: Sui Generis Planning Applications Approved with reference to the Hot Food Takeaway SPD

TCB1 A	No. of Planning Permissions	1
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Only one application was determined for hot food takeaway during the monitoring period. It was assessed as being in line with Councils planning policies and was therefore approved.

Objective W4 Indicators

INF1: Children travelling to School by sustainable modes

The latest complete data set available for this indicator relates to 2018 data, with partial data available for a very limited number of Schools for the 2023/2024 period. Given this, no data is presented for this monitoring period and will be updated further in future AMR's.

INF1 A: Levels of cycling in the Borough

The most recent levels of combined Walking and Cycling data available from 2023 for the Borough of Warrington shows that:

- For leisure purposes 30.8% of the Borough's population walk or cycle at least 3 times a week
- For travel purposes 16.2% of the Borough's population walk or cycle at least 3 times a week

INF1 B: Local Bus passenger journeys

Figures from the Department for Transport show passengers in Warrington took 4.8million bus journeys in the year to March 2024.

INF1 C: Traffic flows on major routes (including HGVs)

No data is presented for this monitoring period and will be updated further in future AMR's.

INF1 D: Organisation Travel Plan Monitoring

Where requested and required as part of the planning application process, travel plans are reviewed and monitored by the Council's highways team.

INF2: Number of Local Plan Transport Safeguarded Routes

The development of new transport infrastructure will require land. It is the role of the Local Plan to ensure that the land we are likely to require to enhance our transport network is safeguarded and protected from development until suitable transport improvements can be delivered in an appropriate and timely manner.

Policy INF2 of the Local Plan safeguards land for 4 transport infrastructure schemes. No development that would prejudice the delivery of these schemes has taken place in this monitoring period.

INF3: Utilities, Telecommunications & Broadband

This indicator is to be monitored through the next update of the Local Plan Infrastructure Delivery Plan, and an update provided in the relevant AMR monitoring period.

INF4: Community Facilities

This indicator is to be monitored through the next update of the Local Plan Infrastructure Delivery Plan, and an update provided in the relevant AMR monitoring period.

INF5: Delivering Infrastructure

This indicator is to be monitored through the next update of the Local Plan Infrastructure Delivery Plan, and an update provided in the relevant AMR monitoring period.

Objective W5 Indicators

DC1: Indices of Multiple Deprivation

The English Indices of Deprivation were most recently published in 2019, updating the data previously released in 2015 for average deprivation score. Warrington is considered the 148th most deprived of 317 local authorities in England. It was previously ranked 147th out of 326 local authorities in 2015 and indicates that the overall pattern of deprivation within the borough has remained broadly the same from 2015 to 2019. Compared to other Cheshire local authorities, Warrington is ranked less deprived than Halton (23rd) but more deprived than Cheshire West & Chester (161st) and Cheshire East (216th).

DC1 A: Number of Made Neighbourhood Plans

Within the Council's administrative area, there is one made Neighbourhood Plan; the Appleton Parish Thorn Ward Neighbourhood Plan (2017).

DC2: Number of entries on Historic England's Heritage at Risk Register

The Heritage at Risk Register identifies heritage assets across England at a Local Authority level that are at risk of loss through neglect, decay or development; or are vulnerable to becoming so.

Whilst most designated heritage assets across the Borough are in good condition, within this monitoring period there are 7 entries on Historic England's Heritage at Risk Register 2023.

The entries are made up of 2 Listed Buildings, 3 Conservation Areas and 2 Scheduled Monuments.

DC2 A: Number of Listed Buildings

Buildings that are of special architectural or historic interest can be listed, which gives them legal protection. There are currently 380 Listed Buildings across the Borough, including Grade I, Grade II and Grade II* listings.

DC2 B: Number of Scheduled Monuments

Scheduled Monuments can include standing stones, burial mounds, the remains of monastic buildings and more. They can be above or below ground and can include remains as well as structures that are still in-use, and there are currently 12 Scheduled Monuments across the Borough.

DC2 C: Number of Conservation Areas and condition

Conservation Areas can be designated where a Local Planning Authority identifies an area of special architectural or historic interest, which deserves careful management to protect that character.

Across the Borough there are 16 Conservation Areas, three of which are on Historic England's Heritage at Risk Register; one of which is in 'fair condition', with the other two being in 'bad condition'.

DC3: Number of planning conditions relating to SSSI/SAC/SPA/Ramsar sites

No data is presented for this monitoring period and will be updated further in future AMR's.

DC3 A: Amount of new or improved Public Rights of Way (KM/Miles)

No data is presented for this monitoring period and will be updated further in future AMR's.

DC4: Increase in Biodiversity Net Gain (BNG) through number of planning approvals

BNG only became a statutory requirement part way through the monitoring period. Given this, no data is presented for this monitoring period and will be updated further in future AMR's as data is captured and available to analyse.

DC5: Quantity and extent of new and existing new sports, Open Space and recreational development

In 2023, the Council published an updated 'Open Space Report', a position statement that provided a snapshot of the headline findings from the open space, sport and recreation assessment as of March 2023. Table 5.7 below shows the headline figures from the new evidence and the previous published Audits from 2015 and 2012.

Table 5.7: Open Space Report 2023 comparison table

Open space typology		Total (2014/15 Period) (2012 Audit)	Total (2015/16 Period) (2015 Audit)	Total (Open Space Report 2023)
Equipped play space	Sites	165	130	189
	Hectares	10	11	12
Amenity greenspace	Sites	231	252	200
	Hectares	102	92	179
Parks and gardens	Sites	81	121	54
	Hectares	392	432	285
All typologies	Hectares	1,725	1,876	1,752

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

The perceived significant decrease in open space between the 2015 Audit and the 2023 Audit is again due principally to a change in the methodology of how open space has been recorded in the recent audit. The methodology for the [2023 Open Space Report](#) is explained in Section 2.2 of the report (Pdf page 12).

Primarily the reduction in the total level of open space provision is due to three changes in how the provision is recorded. Firstly, the 2023 audit does not record small areas of open space less than 0.2 ha; secondly, it does not record sports pitches/courses unless they are within a larger typology of open space and finally, it does not record a number of types of incidental open space.

The information in the 2023 Open Space Report will provide the baseline for future monitoring.

DC5 A: Number of playing pitches created, lost or replaced

One 3G Artificial Grass Pitch replacement at Cardinal Newman High School (reference 2021/40611) has been delivered in this monitoring period.

DC6: Development schemes referred to the Places Matter Design Review Panel

Within this monitoring period six development schemes were referred to the Places Matter Design Review Panel, alongside the Warrington Design Guide Supplementary Planning Document.

Objective W6 Indicators

ENV1 A: Amount of municipal waste arising and managed by management type by WPA

In general terms monitoring has seen a reduction in the total amount of municipal waste arisings over the last monitoring period – down from 88,675 in 2022/23 to 86,102 tonnes in

2023/24. This can generally be attributed to industrial action affecting refuse and recycling collection services during October, November and December 2023.

WST1	Landfill	Incineration with Energy From Waste (EfW)	Incineration without Energy From Waste (EfW)	Recycled/Composted	Other	Total Waste Arisings
	4,447	43,914	0	37,741	0	86,102

ENV1 B: Percentage of collected waste recycled, composted by WPA

WST2	Percentage of collected waste recycled, composted by WBA	44%
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ENV2: Planning Permissions granted contrary to Environment Agency flood risk advice

The Environment agency compile a list of planning applications where the Environment Agency make an initial objection on the basis of flood risk or water quality. Many of these issues will be resolved before a final planning decision is made by the Local Planning Authority (LPA).

In this monitoring period, no planning applications were granted consent contrary to the advice received from the Environment Agency.

ENV3: Number of planning applications approved contrary to mineral resource and mineral infrastructure safeguarding policy

There have been no planning applications approved contrary to the safeguarding policy in this monitoring period.

ENV4: Number of planning applications approved for Mineral Extraction within and outside Mineral Safeguarding Areas, and with restoration and aftercare schemes being a requirement

There have been no planning applications approved in relation to this indicator in this monitoring period.

ENV4 A: Capacity of consented sites (tonnes)

Current minerals activity in Warrington is limited, with only one consented sandstone quarry at Southworth Quarry, Croft. The Quarry produces crushed rock aggregate and has up to 5,000 tonnes of crushed rock remaining.

ENV5: Number of planning applications permitted for energy mineral exploration and exploitation

There have been no planning permissions during this monitoring period permitted for mineral exploration and exploitation.

ENV5 A: Number of planning applications approved contrary to peat safeguarding policy

There have been no planning permissions granted during this monitoring period, contrary to Peat Safeguarding policies.

ENV7 A: Renewable energy schemes granted planning permission

There have been no renewable energy schemes granted planning permission during this monitoring period.

ENV7 B: Number of planning approvals with conditions requiring the use of renewable/low carbon technologies

No data is presented for this monitoring period and will be updated further in future AMR's.

ENV8 A: Air Quality

The Council has a statutory duty to assess air quality across the borough and produce Annual Status Reports summarising the findings and actions to try to improve levels.

Current trends over the last 5 years are showing that nitrogen dioxide levels are improving. Previously, nitrogen dioxide levels exceeded national standards which have been set based on health grounds. This has led to two Air Quality Management Areas being declared: one around the motorway network; and the second around the town centre and arterial roads.

Nitrogen dioxide levels now meet the national standards, and the Council is expecting to move to revoke both Air Quality Management Areas in 2025/26, subject to consultation and Defra approval. Fine particulates (PM2.5) have seen less of a reduction and remain of concern due to their wider health impacts.

Monitoring of air pollution levels will continue on a targeted approach and actions will be undertaken through the Air Quality Action Plan and proposed Air Quality Strategy.

ENV8 B: Holcroft Moss

The Manchester Mosses Special Area of Conservation (SAC), and in particular Holcroft Moss ('the Moss'), has been identified as being at risk of harm from increased air pollution caused by traffic. Through the Habitats Regulation Assessment (HRA) process in support of Warrington's Local Plan and also the Places for Everyone Plan (the joint Local Plan of nine of the 10 Greater Manchester authorities), the need for a Habitat Management Plan to ensure the delivery of long-term ecological resilience works involving hydrological restoration measures to benefit the Holcroft Moss, has been established.

The Council's Planning Obligations SPD has established the basis to secure contributions to these works. The Manchester Authorities are currently consulting on their joint SPD which proposes a consistent approach for securing contributions.

Future AMRs will report contributions that have been secured and an update on the progression of the mitigation works.

S106 Monitoring

This monitoring period (01st April 2023 to 31st March 2024) saw eight new Section 106 Agreements and two Unilateral Undertakings signed totalling £1,996,149.00 (It should also be noted that on-site affordable housing and other in-kind benefits are also secured through S106 agreements).

New agreements were:

- Land at Causeway Distillery, Loushers Lane (2019/35516)
- Land at New House Farm, Hatton Lane, Hatton (2022/42052)
- Glazebury public House, 207 Warrington Road (2021/39385)
- Land bounded by station road, Grammar School Road, Knutsford Road and Maybrook Place, Latchford (2020/37445)
- Land at Cruden, Hillcrest, Knutsford Road (2022/42474)
- Land at Former Orford Farm, school road (2023/01217)
- Land South of Rushgreen Road/Formers Tanyard Farm (2022/41134)
- Land at the Sportsmans Arms, 181 Warrington Road, Penketh (2022/42736)

Unilateral Undertakings

- 58 Claydon Gardens, Rixton (2022/41455)
- 41 Rushgreen Road, Lymm (2021/39882)

This monitoring period also saw the receipt of £3,488,756.82 from 4 different developments including 2 separate payments from Appleton Cross, as follows:

- Omega 4-7 (2019/36241)
- Appleton Cross (2017/29930)
- Spectra (2019/35711)

The Council published its fifth Infrastructure Funding Statement (IFS) in December 2024 covering the period up to 31st March 2024. 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 2024/25.

A copy of the IFS for this monitoring period can be found on the Council's website:

[Infrastructure funding statement | warrington.gov.uk](https://www.warrington.gov.uk)

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

Planning Application Monitoring

In this monitoring period, the Council determined 1105 planning applications. Of these, 909 (82%) were approved and 196 (18%) were refused.

Statistics on the determination of planning applications showed:

- 97% of 'major' applications were decided within 13 weeks (or within agreed extensions of time).
- 76% of 'minor' or 'other' applications were decided within 8 weeks (or within agreed extensions of time).

This monitoring period also saw the determination of 27 planning appeals with 17 (63%) dismissed, withdrawn, or turned away and the remaining 10 (37%) being overturned.

6. Duty to Co-operate

The 'Duty to Co-operate' (DtC) is a legal requirement as part of the Local Plan preparation process, undertaken prior to submission of the Local Plan for Examination in Public. 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; the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and the National Planning Practice Guidance 2014 (as amended).

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.

DtC issues 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 (as amended) 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 (now known as Integrated Care Systems)
- Office of the Rail Regulator
- Highways England (now known as National Highways)
- Integrated Transport authorities
- Highways Authorities
- Marine Management Organisation
- Local Enterprise Partnership

The Council has continued to undertake ongoing 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); the Proposed Submission Version Local Plan 2019 (Draft Local Plan); and the Updated Proposed Submission Version Local Plan 2021 (Draft Local Plan).

Amendments to the National Planning Policy Framework 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.

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; along with the management and governance arrangements for updating and agreeing the completed statement, in line with the guidance provided in the Planning Practice Guidance.

The Council's most recent SoCG and consolidated Duty to Co-operate Statement are available to view from the link below, under the Submission Documents tab:

[Local plan examination | warrington.gov.uk](https://warrington.gov.uk)

It was re-affirmed by the Inspectors examining the Council's Local Plan in their Final report dated 23rd October 2023, that the Council had complied with the Duty to Cooperate while preparing its Local Plan (2021/22 – 2038/39).

The Council will, however; as required, continue to engage with neighbouring Local Planning Authorities and Combined Authorities through the DtC process, as neighbouring authorities and Combined Authorities progress and review their own and joint Development Plans and Strategies.