

Annual Monitoring Report

Period 1st April 2014 - 31st March 2015

Published March 2016



Growing a Strong Warrington

WARRINGTON
Borough Council



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1. Key Messages

This is the eleventh Annual Monitoring Report (AMR) to be produced by Warrington Borough Council in its capacity as the local planning authority. The report covers the period from the 1st April 2014 to 31st March 2015. This year's AMR largely continues the approach and format employed in preceding years but has also been expanded to include some new indicators for comparison in future AMRs. Opportunities have however been taken to strengthen the extent to which the document aims to be as user friendly as possible, through for example including links or references to where more detailed information and monitoring outputs can be directly accessed.

Overall the 2014/15 monitoring report makes for positive reading, identifying that the Borough's development plan policies continue to be effectively implemented to secure their intended positive outcomes on the borough's communities, economy and environment. Headline findings from this AMR include:

- 687 net new homes were completed within Warrington, which is similar to that reported in the previous monitoring period (693 in 2013/14).
- A total of 101 affordable housing gains were recorded across the period.
- The percentage of dwellings completed on previously developed land has remained high (98%), comfortably exceeding the 80% target, ensuring that the delivery of new homes continues to constitute a catalyst for regeneration.
- The completion of 128,520 sqm of new employment floorspace across 5 sites totalling 63.91 Ha. Of land. This is much higher than in any previous AMR period due to the large site completions at Omega Plots 1C (Travis Perkins) and 7B (ASDA).
- Four Section 106 agreements were signed providing a total future income of £4,148,903.72. The Council also received £1,378,808.31 from previous agreements which is higher than in the last AMR period.
- The Council granted planning permission for twelve development schemes that included condition(s) relating to energy efficiency and /or elements of decentralised and renewable or low carbon energy generation within the monitoring period. Eight of these schemes have commenced development.
- The period saw a further slight reduction of 297 tonnes in total municipal waste arisings when compared to the previous monitoring period. This is the eighth year in a row that there has been a reduction in the total municipal waste arisings.
- 1,909 planning applications were determined, of which 1,487 (77.9%) were approved.



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2. Introduction

This annual monitoring report for Warrington Borough Council, in its capacity as a local planning Authority, covers the period 1st April 2014 to the 31st March 2015. It is the eleventh Annual Monitoring Report to be prepared by the Council under the provisions of Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011 - Part 6 Planning, section 113 local development: monitoring reports) and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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

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

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

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

Whilst changes introduced by new or amendments to existing legislation are such that monitoring reports no longer need to report performance against previously mandatory national Core Output Indicators, instead enabling local planning authorities greater freedom as to which indicators they report, the Council in preparing this report has elected to continue to do so in some areas whilst introducing new indicators in others. This ensures a consistent and continuous approach with previous reports, enabling the identification of any trends through comparison against previous performance. It also gives a starting reference for any new indicators that have been added.

At the outset it should be noted that the Local Development Scheme to which this AMR will report progress against is that adopted on 13th April 2015. The development plan policies in operation across the monitoring period were those adopted policies from the Local Plan Core Strategy, However, a legal challenge to the adopted LPCS removed the housing target from the plan and this is addressed in the housing section later in the document.

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

The Council has recently consulted on a Community Infrastructure Levy - Preliminary Draft Charging Schedule. An element of this consultation was an interim infrastructure update project list. This list updated the previous Infrastructure Development Plan list that was reported in the 2014 AMR, the purpose of which was to identify and report progress on the



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delivery of key pieces of infrastructure which support the Borough's growth. Further details regarding the update and the associated schedule can be found in section 6.

The 2015 AMR is structured to present information around the following themes:

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



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3. Contextual Information and Indicators

Settlement & Population

The Office of National Statistics (ONS) mid-2013 population estimate for Warrington is 205,100. The density of population is high with 11 residents per hectare; this is much higher than the England average of 4.1 residents per hectare (ONS, population density, 2011). Compared to our neighbouring authorities, Warrington's ethnicity is low with just 4.1% of its total population being non-white British (Census 2011).

Social Characteristics

This year saw the publication of new Indices of Multiple Deprivation 2015 which update the statistics from 2010. Overall, deprivation within Warrington has increased slightly relative to the 2010 indices. With an average score of 19.3 compared with 18.5 in 2010, Warrington now ranks 147th out of 326 local authorities on the rank of "Average SOA score" measure compared with 153rd in 2010. This places Warrington within the 45th centile, meaning 55% of local authorities within England are less deprived than Warrington.

Employment levels within Warrington have decreased slightly since 2014. This year, Warrington has 106,700 (80.8%) people as "economically active" compared to 108,000 (83.8%) in 2014. This still compares favourably with the North West (74.6%) and Great Britain (77.5%).

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

In terms of National Vocational Qualifications at level 4 and above, Warrington has gained a higher percentage (38.3%) than the North West (30.9%) and Great Britain (36.0%) averages, and has generally outperformed the regional and national averages across the remaining levels. Consequently Warrington has a lower percentage of the working age population with no qualifications in comparison to the North West and Great Britain averages. These figures have also improved on the 2014 statistics from the last AMR.

The most robust information on crime supports that across this monitoring period a decrease in the overall crime rate of 4% was recorded with reductions across crimes against the person but an increase in public order offences.

Economic Characteristics

In this monitoring period, Warrington has a total of 122,100 employee jobs recorded with the majority of these being in the services sector (87.0%). This is an overall increase on last year with 119,300 jobs recorded. Major employers in Warrington currently include United Utilities, ASDA Walmart and Sellafield Ltd. Average earnings in Warrington have risen slightly since 2014 from £498.90 to £510.50 gross weekly pay. This also continues the trend of higher earnings than the North West average (£488.80) but less than the GB average (£529.00). Average house prices have increased in the last year in Warrington from £141,469 to £149,857. The latest housing tenure and household spaces statistics remain those from the 2011 Census with 71.6% of all dwellings as owner occupied and 96.8% of household spaces in Warrington being occupied.



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Environmental Characteristics

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

Transport Characteristics

Warrington is at the centre of a highly connected network of motorways (M6/M62/M56), international airports (Manchester and Liverpool John Lennon), mainline rail (West Coast Mainline and Transpennine) and waterway linkages (Manchester Ship Canal). It is also an intersection for some of the busier A routes in the region (A57/A49/A56/A50). Car ownership in Warrington is higher than regional and national levels with higher percentages of households (38.9% compared to 29.5% regionally and 32.1% nationally) owning two or more vehicles and lower percentages owning no car at all. The latest travel to work data for Warrington shows 59.2% of commuters into Warrington come from within the Warrington Area. The next popular areas are Halton (5.5%), Manchester (5.0%) and Trafford (3.8%).

Further information and statistics regarding Warrington can be found below:

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



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4. Local Plan Progress

The Warrington Local Plan Core Strategy was adopted by the council on 21 July 2014. The Local Plan Core Strategy is the overarching strategic policy document in the Local Planning Framework. It sets out the planning framework for guiding the location and level of development in the borough up to 2027.

The Local Plan Core Strategy replaces the previous Adopted Unitary Development Plan as a basis for which all future planning applications will be assessed.

The Local Plan Core Strategy was subject to a High Court Challenge to the adoption of parts of the Strategy with judgement handed down on 19th February 2015. The Judge ruled in favour of the Council on six of the nine issues that the claimant challenged on. However, the outcome has resulted in the removal of elements of the housing policies from the Plan. The parts overturned are:

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

Not all of the Local Plan Core Strategy has been overturned. All other policies within the plan remain unaltered. The focus remains on new development to inner Warrington as a catalyst to secure physical and economic regeneration. The Plan provides a robust basis to ensure new development proposals are built in the right place and are of the highest standard. The Council has begun the work necessary to ensure the housing elements of the Plan are revised in line with the ruling and reinstated as soon as possible. In the first instance, this work involves the preparation of a Strategic Housing Land Availability Statement (SHLAA) to catalogue the potential capacity of sites across the borough to accommodate new homes over the next 15 years. The Council has also commissioned a new Strategic Housing Market Assessment to clarify the housing need and demand in the Borough. These documents are now available on the Council's website https://www.warrington.gov.uk/info/200564/planning_policy/1905/evidence_base

LDS Progress (Brief Update against latest LDS 2014)

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

The immediate priority is to re-establish the Local Plan Core Strategy housing target which was quashed by the High Court.

With regard to the Plan Alteration outlined in the LDS, the Council has updated its Strategic Housing Land Availability Assessment (SHLAA) to identify the land available for housing over the next 15 years. The Council has also commissioned a Strategic Housing Market Assessment (SHMA) to establish the 'Objectively Assessed Need' for housing in Warrington. Through undertaking this work it is becoming increasingly apparent that the Council is not currently able to identify sufficient land to meet its likely housing need in accordance with the requirements of the National Planning Policy Framework (NPPF). This means that the Council will need to undertake a more fundamental review of the Plan than currently envisaged in the LDS with further work required to enable the Council to assess the options for and implications of meeting its housing need in full. A report was taken to the Council's Executive Board on 12th October 2015 which sought approval for a delay to the original timetable for undertaking the Primary Plan Alteration in order to undertake this additional work.



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The Council will be preparing a revised LDS to confirm the future Local Plan work programme in due course.

Neighbourhood Plan Update

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

Appleton Thorn NAP

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

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

The Parish Council's reasons for selecting this area are set out in their letter which can also be viewed below. The proposal was subject to public consultation from 2 February 2015 to 15 April 2015. A schedule of the comments received is also available to download below: https://www.warrington.gov.uk/info/200564/planning_policy/1906/neighbourhood_planning

The Parish Council are currently in the process of drafting the Neighbourhood Plan and this is will be subject to public consultation in spring 2016.

Community Infrastructure Levy (CIL)

The Community Infrastructure Levy (CIL) is a planning charge based on legislation that came into force on 6 April 2010. The levy allows local authorities in England and Wales to raise contributions from development to help pay for infrastructure that is needed to support planned development (alongside other methods such as Section 106 obligations). Once implemented in Warrington, CIL will be a charge on new development, specifically on net additional floorspace for schemes of a minimum of 100 square metres or at least a single individual dwelling, calculated on a per sq.m basis.

To implement CIL, the council is required to demonstrate that proposed CIL rate(s) are informed by appropriate available evidence and consistent with evidence across our area as a whole. The Council has published its CIL Preliminary Draft Charging Schedule Consultation Document and associated evidence for a public consultation that ended on 2nd December 2015. This consultation comprised of a Preliminary Draft Charging Schedule, Viability Study and Interim Infrastructure Update Project List all of which are available below: https://www.warrington.gov.uk/info/200564/planning_policy/1903/local_plan/6

Statement of Community Involvement (SCI)

The most recent Statement of Community Involvement (SCI) produced by Warrington Borough Council was adopted in April 2014. The document can be found below: https://www.warrington.gov.uk/info/200564/planning_policy/1903/local_plan/4

In this monitoring period, a factual change has been made to the "General Consultation" section of the SCI (Page 26) with regards to pre-application advice. Previously, the section explained that all pre-application advice is subject of a charge apart from householder proposals that are free of charge. The amendment made, now reflects the current situation in that all pre-application advice is now subject to a charge including householder proposals.



5. Local Indicators

This section of the AMR examines indicators of how the Council has performed in the latest monitoring period (1st April 2014 to 31st March 2015). Previous AMRs had reported against an indicator set carried over from former Communities and Local Government (CLG) Local Development Framework Core Output Indicators (July 2008). There is no longer a statutory requirement to report against these indicators and whilst this was also the case in previous years, the decision was taken to set new local indicators that gave a better suite of information to be compared on an annual basis. Incidentally, some of these new indicators are taken from the older national CLG indicator set. New indicators will be highlighted for clarity.

The full set of indicators are:

- **HOU1: Net Additional Dwellings Completed (2014/15)**
- **HOU2: Net Additional Dwellings (Projection from SHLAA)**
- **HOU3: New Dwellings Completed on PDL (2014/15)**
- **NEW HOU4: Pitch provision for Gypsy, Traveller and Travelling Showpeople (2014/15)**
- **HOU5: Affordable Housing Completions (2014/15)**
- **ED1: Total Amount of Completed Employment Floorspace (sqm) – by type**
- **ED2: Total Amount of Completed Employment Floorspace (sqm) on Previously Developed Land (PDL) – by type**
- **NEW ED3: Total Amount of Employment Floorspace Under Construction (sqm) – by type**
- **ED4: Employment Land Available (Hectares) – by type**
- **NEW ED5: Employment Land lost to other uses (Hectares)**
- **RET1: New Retail Development in the Town Centre (sqm)**
- **RET2: New Retail Development permitted outside defined centres (as listed in LPCS Policy SN4) (sqm)**
- **RET3: Vacant Floorspace in the Town Centre (Units & Sqm Floorspace)**
- **NEW HFT1: A5 Planning Applications Approved with reference to the Hot Food Takeaway SPD**
- **NEW OS1: Total Amount of Open Space (Hectares)**
- **NEW OS2: Total Amount of Equipped Play Open Space (Sites & Hectares)**
- **NEW OS3: Total Amount of Informal Play Open Space (Sites & Hectares)**
- **NEW OS4: Total Amount of Parks & Gardens Open Space (Sites & Hectares)**
- **EQ1: Planning Permissions granted contrary to Environment Agency advice**
- **EQ2: Changes in Areas of Biodiversity Importance**
- **EQ3: Renewable Energy Generation**
- **NEW EQ4: Changes to Heritage Assets (Statutory Listed Buildings)**
- **NEW EQ5: Changes to Heritage Assets (Conservation Areas)**
- **MIN1: Production of Primary Land Won Aggregates**
- **MIN2: Construction, Demolition and Excavation Waste**
- **MIN3: Production of Secondary / Recycled Aggregates**
- **WST1: Capacity of new waste management facilities by WPA**
- **WST2: Amount of municipal waste arising and managed by management type by WPA**



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Housing Land Development and Availability (April 2015)

As stated in section 4, The Local Plan Core Strategy was subject to a High Court Challenge to the adoption of parts of the Strategy with judgement handed down on 19th February 2015. The Judge ruled in favour of the Council on six of the nine issues that the claimant challenged on. However, the outcome has resulted in the removal of elements of the housing policies from the Plan. In January 2016, Warrington Borough Council published its 2015 Strategic Housing Land Availability Assessment (SHLAA) to catalogue the potential capacity of sites across the borough to accommodate new homes over the next 15 years. This was done to provide a more up to date position regarding the borough's 5 year housing land supply and to give direction on the next stages necessary to ensure the housing elements of the Local Plan are revised in line with the High Court ruling and reinstated as soon as possible. Paragraph 3.25 of the SHLAA published the following findings for the 5 year "deliverable" housing land supply (including windfalls):

	No. Of Sites	Area (Ha)	Forecast Completions						
			15/16	16/17	17/18	18/19	19/20	Total	Total as %
PDL	130	178.73	351	455	640	571	342	2359	70.6
PDL/GF	1	0.40	0	0	8	0	0	8	0.2
GF	49	125.90	43	42	145	196	227	653	19.6
Windfall	N/A	N/A	64	64	64	64	64	220	9.6
Total			458	561	857	831	633	3340	100

The assessment found that Warrington's current 5 year housing land supply amounts to 3,340 new dwellings forecast to be completed over the next 5 years. This equates to an average of 668 per annum.

More detailed information regarding how the 5 year supply was calculated and further forecasts across a 15 year timescale can be found in section 3 of the 2015 SHLAA.

HOU1: Net Additional Dwellings Completed (2014/15)

HOU1	Net Additional Dwellings	687
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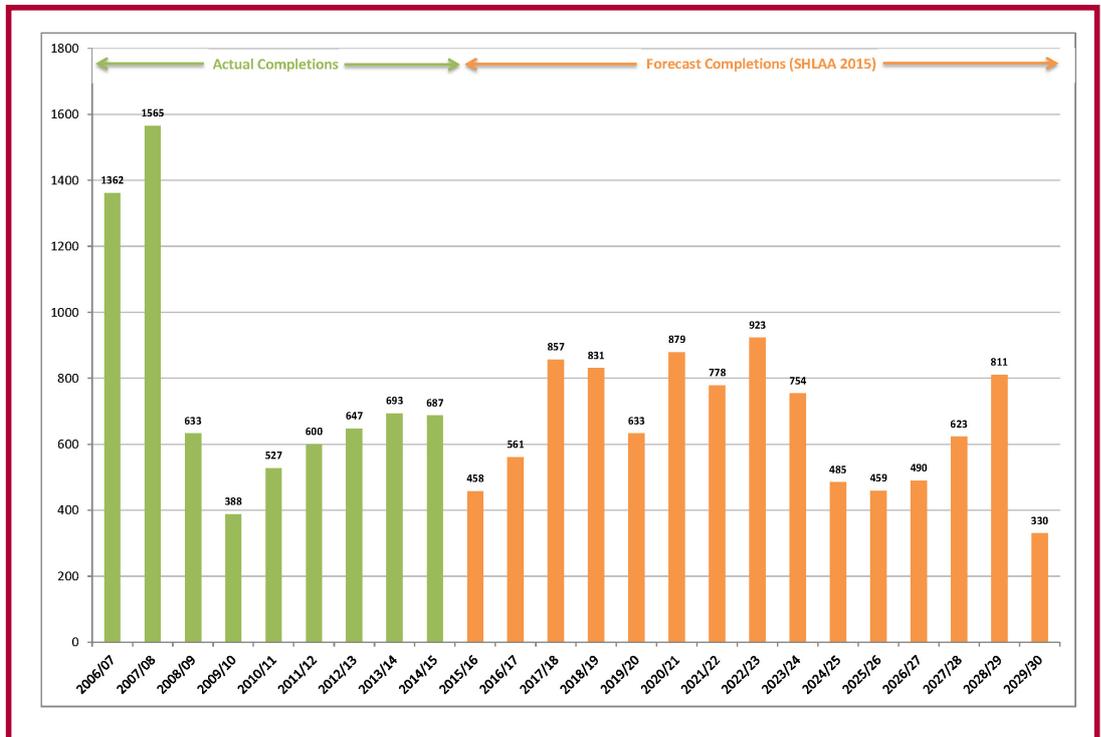
The HOU1 indicator shows that 2014/15 saw the completion of 687 net additional new dwellings (taken from 704 gross completions minus 17 losses). This compares to 693 net new additional dwellings reported in the last monitoring period.

HOU2: Net Additional Dwellings (Projection from SHLAA)

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



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HOU3: New Dwellings Completed on PDL (2014/15)

HOU3	Net Dwellings on PDL	689 of 704 (98%)
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Indicator HOU3 shows that of the 704 gross new dwellings in this period, 689 (98%) were on previously developed land (PDL). This percentage is the same as reported in the previous monitoring period (2013/14).

NEW HOU4: Pitch provision for Gypsy, Traveller and Travelling Showpeople (2014/15)

Position at April 2014 (as reported in GTAA)

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



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HOU4: Position in 2015 Annual Monitoring Report

Site Type	Address	No. of Pitches
Local Authority Sites	-	0
Private Sites with Permanent Permission	57 Gorse Lane Smithfield Caravan Park, Glazebury	2 2
Private Sites with Temporary Permission	Grappenhall Lodge	5
Tolerated Sites (Long term without Planning Permission)	-	0
Unauthorised Developments	Two Acre Caravan Park, Walton Woodend Farm, Rixton	15 1
Total Pitches		25

In April 2014, Opinion Research Services published a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) for Cheshire, Warrington and Halton. The information above shows how Gypsy and Traveller sites have changed in Warrington in this monitoring period when compared to the position published in the GTAA in April 2014. In this monitoring period, temporary permissions have lapsed at two sites and have now become unauthorised sites (the site at Two Acre Caravan Park in Walton is subject to a current planning appeal against renewal of the permission).

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

HOU5: Affordable Housing Completions (2014/15)

HOU5	Completions	101
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In this monitoring period, there have been 101 affordable housing completions which compares to 212 in 2013/14. This also compares to the Councils annual target of 172 affordable homes each year which are to be delivered by Registered Providers with funding from the Homes and Communities Agency and Section 106 (negotiations through the planning system).



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Employment Development and Land Availability (April 2015)

The following indicators have been set for monitoring employment development. This is also followed by the findings and outcomes from the 2015 Employment Land Availability Statement.

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

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

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

ED4: Employment Land Available (Hectares) – by type

NEW ED5: Employment Land lost to other uses (Hectares)

		B1a	B1b	B1c	B2	B8	Mixed B Use	Total
ED1	Floorspace (sqm)	2,044	-	-	-	122,505	3,971	128,520
ED2	Floorspace (sqm)	2,044	-	-	-	122,505	3,971	128,520
	% Floorspace on PDL	100%	-	-	-	100%	100%	100%
ED3	Floorspace (sqm)	-	-	-	-	-	108,806	108,806
ED4	Hectares	2.61	-		0.30	1.62	142.14	146.67
ED5	Hectares							1.11

Key Findings for this AMR Period (1st April 2014 to 31st March 2015)

- Total completions up to 1st April 2015 stands at 149.58 Ha.
- 31.87 Ha. was under construction at the 1st April 2015.
- 22 sites had planning permission, totalling 146.67 ha of land in total
- The total committed and identified supply from 2006-2015 against the proposed policy figure of up to 277 Ha currently stands at 328.12 Ha.
- Whilst there is no specific target for new employment development on brownfield land, in the period 2006 to 2014, 91% of Warrington's employment development has been on brownfield sites. 100% of the currently identified supply is brownfield.
- There remains an identified forward supply to 2027 of 146.67 Ha, not including the remainder of the Omega Strategic Site.
- The average annual take up rate of land for development for employment uses between 2006 and 2015 was 16.6 Ha. per annum.
- Land supply is sufficient to meet the requirements of Policy CS2 of the Local Plan Core Strategy.
- Lapsed planning permissions and losses to other uses accounts for 2.98 Ha (with 1.11 Ha being lost to Sui Generis Use).



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In this monitoring period, the following employment developments have occurred:

- 2014/15 saw the completion of 128,520 Sq.M. (1,383,389 Sq.Ft.) of new commercial floorspace across 5 sites totalling 63.91 Ha. of land. These figures are much higher than those achieved in the previous years in terms of hectarage and floorspace. This is due to large scheme completions at Omega South (Site 7B) and Omega North (Site 1C).
- 31.87 Ha. of land on 5 sites was under construction at 1st April. The amount of floorspace under construction at the 1st April 2015, is 108,806 Sq.M. (1,171,188 Sq.Ft.), which is less than 2014. This is made up of large schemes under construction at Omega South and Winwick Road.

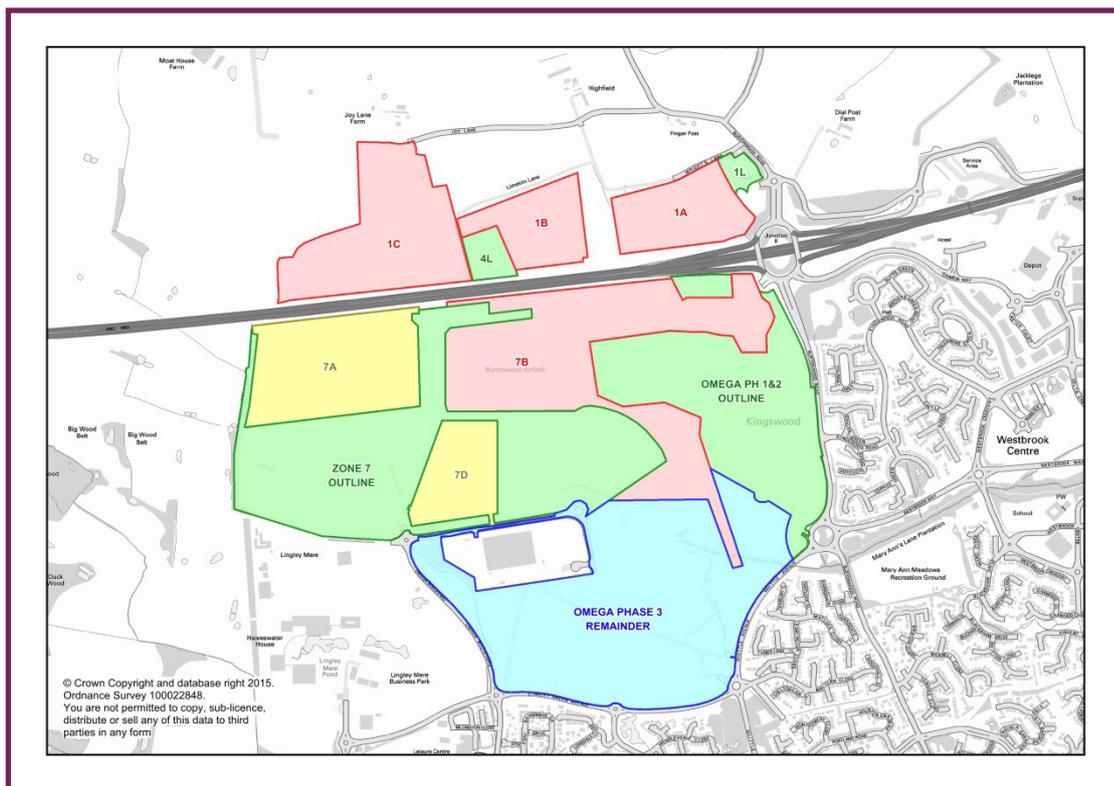
The figures for the Omega Commitment (outline consent) and Strategic Allocation (Omega South) reflect gross sizes in hectares. The figure for the Omega outline permission has been reduced again this year to take account of the completions at Omega 1C and 7B, and also the new outline consent for Zone 7 at Omega South. The Strategic Allocation net figure was also previously taken from the development masterplan rather than the site as a whole (gross figure). The figures for the Strategic Allocation has also been reduced due to new consent for Omega South Zone 7 which overlaps the remaining sections of Strategic Phases 3, 4 and 5. The site areas and floorspaces from all new applications have been deducted from the figures given for the previous Omega consents so as to not double count any land. A plan and table show the new configuration below.

2014		2015		
Omega 1A	7.45	Omega 1A	7.45	No Change
Omega 1B	7.38	Omega 1B	7.38	No Change
Omega 1C	18.19	Omega 1C	18.19	No Change
Omega 1 & 2 Remainder (includes access elements of 7B)	42.26	Omega 1 & 2 Remainder	29.06	Loses 13.2 Ha due to figure now taken from Mapping rather than Application. This is due to what can realistically now be developed.
Omega 1 Parcel 4L	2.06	Omega 1 Parcel 4L	2.06	No Change
Omega 1 Parcel 1L	1.11	Omega 1 Parcel 1L	1.11	No Change
Omega South Parcel 7B (Logistics App)	43.11	Omega 7B	43.11	No Change
Omega Phase 4 Remainder	17.57	Omega 7A	17.68	17.68 Ha from Omega 7 Remainder
		Omega 7D	8.12	8.12 Ha from Omega 7 Remainder
Omega Phase 5 Remainder	33.23	Omega 7 Remainder	43.13	Omega 7 Remainder was originally 68.93 Ha and covers both Phase 4 and 5 remainders. Further RM apps at 7A and 7D have removed 25.8 Ha from the original figure.
Omega Phase 3 Remainder	55.06	Omega Phase 3 Remainder	51.36	Loses 3.7 Ha due to application for Zone 7
		Omega Phase 4 Remainder	0.00	Loses 17.57 Ha as now covered by Omega Zone 7 apps
		Omega Phase 5 Remainder	0.00	Loses 33.23 Ha as now covered by Omega Zone 7 apps



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The plan below shows the configuration of Omega at 1st April 2015. The red sites are now complete, yellow are under construction, green have planning permission and blue are the remainders of the strategic elements.



The adopted LPCS sets out the future employment land requirement of 277 hectares for the plan period 2006-2027. The table below shows the current employment land situation from 2006 to 2015 and considers the future requirement for the borough. For the purposes of the Core Strategy, the Omega Strategic Site is included in the assessment.

Completions 2006-2015	149.58 Ha.
Under Construction at 1/4/15	31.87 Ha.
Identified Sites at 1/4/15 (Sites with Planning Permission and Omega Phases 1 & 2)	146.67 Ha. (13.3 years forward supply)
Total Available	328.12 Ha.
TOTAL REQUIREMENT	277 Ha.
Remaining Requirement to 2027	-51.12 Ha.
Omega Strategic Site	51.36 Ha.
Total Available	379.48 Ha.
Residual Post 2027	+102.48 Ha. (9.3 years)

By using the correct gross figures for the Omega site and the commencement of development within the strategic element of Omega, the assessment shows a healthy residual supply in the longer term and a healthy current forward supply of 13 years from 1st April 2015.



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Retail Development in the Town Centre (April 2015)

This monitoring period saw the Council commission White Young Green to undertake a Borough Wide Retail and Leisure Needs Assessment which forms part of the evidence base for the Warrington Local Planning Framework. This updated the previous Retail Study from 2009 (partially updated in 2012). The Report and its appendices can be downloaded from:

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

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

RET1	Floorspace (sqm)	1,219
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There was only one planning permission for new retail development in the Town Centre in this monitoring period. This was at Riverside Retail Park where permission for a new A1 retail unit of 1,219 sqm was granted (Ref: 2014/23846).

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

RET2	No. of Permissions	4
	Floorspace (sqm)	3,763

In total, 9 approvals for new retail development were granted across this monitoring period. Of these permissions, 1 was located in the Town Centre, 1 in Stockton Heath District Centre, 3 were within Local Centres and 4 were classed as out-of-centre.

These four permissions were:

2014/23897 – Rushgreen Service Station, Rushgreen Road, Lymm – 929 sqm

2014/23937 – Alban Retail Park, Hawleys Lane, Bewsey – 2,662 sqm

2014/23979 – Eric Moore Health Centre, Tanners Lane, Bewsey – 122 sqm

2014/24100 – Greyhound Service Station, Warrington Road – 50 sqm

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

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

The updated Retail and Leisure Needs Assessment identified vacancy levels within Warrington Town Centre in November 2014. The study updated the annual retail survey undertaken by Experian GOAD. The figures returned above show that the Town Centre continues to show high levels of vacant units which have increased since 2012 from 19.3% to 23.5% of the total units in the Town Centre. The study also identified that 80% of the vacant units had a floorspace of 200 sqm or lower.



AMR
2015

Hot Food Takeaway SPD

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

HFT1	No. of Planning Permissions	2 (100% of A5 Approvals)
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Warrington Borough Council adopted a new Supplementary Planning Document (SPD) covering Hot Food Takeaways at Executive Board on 14th April 2014. In the monitoring period of this AMR, 5 applications were received for A5 uses. Of these applications, three were withdrawn or cancelled with the other two applications gaining planning permission. In both cases of approval, the Hot Food Takeaway SPD was specifically referred to in the planning officer's reports in determining the applications.



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Open Space

NEW OS1: Total Amount of Open Space (Hectares)

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

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

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

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

		Total (2014/15 Period)
OS1	Hectares	1,725
OS2	Sites	165
	Hectares	10
OS3	Sites	231
	Hectares	102
OS4	Sites	81
	Hectares	392

It is anticipated that an audit of the Council's Open Space will take place in 2015 and data obtained from the Audit can be used to compare against these results in following AMRs.



AMR
2015

Environmental Quality

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

EQ1: Planning Permissions granted contrary to Environment Agency advice

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

EQ2: Changes in Areas of Biodiversity Importance

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

EQ3: Renewable Energy Generation – Approved Schemes

EQ3	No. of Approved Schemes	12
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The application of the adopted Local Plan Core Strategy policy (QE1) which sought energy efficient development in line with the energy hierarchy and reductions in CO2 emissions above Part L of the current Building Regulations (at the time applications were submitted) has been in effect throughout the monitoring period.

In terms of renewable energy provision as part of development schemes, the Council granted planning permission for twelve development schemes that included condition(s) relating to energy efficiency and /or elements of decentralised and renewable or low carbon energy generation within the monitoring period. Eight of these schemes have commenced development. Some have been required to achieve 10% of their total predicted energy demand from decentralised and renewable or low carbon sources in line with the target in Policy EM18 of the former NW RSS, whilst others have been required to demonstrate compliance with the new low carbon policy contained in the Local Plan Core Strategy.

There have been no applications for large scale renewable energy schemes during this monitoring period.

NEW EQ4: Changes to Heritage Assets (Statutory Listed Buildings)

EQ4	No. of Planning Permissions	375
	+/- Change since 2014 AMR	0

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



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NEW EQ5: Changes to Heritage Assets (Conservation Areas)

EQ5	No. of Conservation Areas	16
	+/- Change since 2014 AMR	0
	Area (Hectares)	191.5
	+/- Change since 2014 AMR	0

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



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2015

Minerals

MIN1: Production of Primary Land Won Aggregates

The NPPF requires Mineral Planning Authorities (MPAs) to produce an annual Local Aggregate Assessment (LAA) that provides an assessment of the demand for and supply of aggregates in the MPA area. The Council is working jointly with the 10 Greater Manchester Authorities, the 5 Merseyside authorities and Halton in preparing a joint LAA. The draft version of the Joint Local Aggregate Assessment for Gt Manchester, Merseyside, Halton and Warrington 2015 provides aggregated figures on a sub-regional basis only. Warrington is grouped together with the Greater Manchester and Merseyside authorities (including Halton) for these monitoring purposes as figures cannot be assigned to individual boroughs for reasons of confidentiality.

In the Draft LAA (2015), the landbank for crushed rock aggregate has increased marginally from 15.4 years in 2013 to 16.5 years as at 31st December 2014. The landbank for land-won sand and gravel has decreased slightly since 2013 to just under 9 years. This meets the requirement set out in NPPF for a land bank of 7 years (sand and gravel) and 10 years (crushed rock).

The report also compares the annual apportionment requirements with 10 year average sales data as an alternative to assessing forward supply. The 10-year average figure for sand and gravel is 0.31mt, down 12mt on the 2005 – 2020 annual apportionment requirement of 0.43mt. The 10-year average figure for crushed rock is 0.74 mt, down 0.58 mt on the 2005 – 2020 annual apportionment requirement of 1.32 mt. This is nearly a 44% reduction and it is important to understand how this will impact on the landbank. Under this forecasting method, the sand and gravel landbank would be 12.45 years and the crushed rock landbank would be 28.62 years. However, it is recognised that there are some limitations to the use of this methodology as well and further analysis will be undertaken through future LAAs.

Land won sand and gravel sales in the sub region between 2005 – 2014 (million tonnes)

Year	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Sales	0.4	0.4	0.3	0.44	0.37	0.22	0.24	0.24	0.24	0.27

Source: LAA 2015

Crushed rock sales in the sub region between 2005 – 2014 (million tonnes)

Year	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Sales	1.2	1.54	1.1	0.69	0.30	0.29	0.36	0.81	0.42	0.70

Source: LAA 2015

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

	Landbank as at 31.12.2013	Permitted reserves as at 31.12.2014	Annual apportionment requirement 2005 – 2020	Landbank as at 31.12.2014
Crushed Rock	15.4 Years	21.8 mt	1.32 mt	16.5 Years
Sand & Gravel	9.9 Years	3.86 mt	0.43 mt	9.0 Years

Source: LAA 2015



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Aggregate reserves in the sub-region

Monitoring period	AM05	AM06	AM07	AM08	AM09	AM10	AM11	AM12	AM13	AM14
Crushed Rock (sandstone) reserves (million tonnes)	23.69	25.54	24.86	17.36	17.23	17.01	20.26	20.06	20.30	21.18
Land-won sand and gravel reserves (million tonnes)	8.91	9.89	5.15	5.80	6.10	4.85	4.76	4.52	4.27	3.86

Source: LAA 2015

MIN2: Construction, Demolition and Excavation Waste

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

MIN3: Production of Secondary / Recycled Aggregates

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

Alternatives Arisings in North West 2008 (million tonnes)

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

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



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Waste

WST1: Capacity of new waste management facilities by WPA

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

During the previous monitoring period a significant planning application (2013/22598) for a new waste management facility was submitted and determined. The application related to the extension of the operating life of Arpley Landfill Site for a further 5 years (from 2013 to 2018) for the disposal of controlled non-hazardous waste to enable the filling of an engineered void space with a capacity for 1.6 million cubic metres in order to achieve an acceptable finished land form. Whilst the permission would not result in any net increase in capacity over the existing permission it would effectively constitute a new facility for monitoring purposes because the existing consent expired in October 2013. The Council resolved to refuse this application on 24th January 2014 and an appeal against this decision was lodged but had not received a decision in the monitoring period.

One significant application (2015/25283) relating to a waste facility has been submitted in this monitoring period. The proposal was to increase the capacity of organic waste that could be treated at Diggle Green Farm organic waste site to a maximum of 75,000 tonnes per annum. The application was refused on 26th Jun 2015.

WST2	Landfill	Incineration with Energy From Waste (EfW)	Incineration without Energy From Waste (EfW)	Recycled/Composted	Other	Total Waste Arisings
Amount of waste arisings in tonnes	1,667	38,554	0	54,102	0	94,323

The 2014/15 monitoring period saw a further slight reduction of 297 tonnes in total municipal waste arisings when compared to the previous monitoring period. This is the eighth year in a row that there has been a reduction in the total municipal waste arisings, albeit that it is only a small reduction. There was another increase of 2,817 tonnes in the amount of recycled/composted waste that was collected (up from 51,285 to 54,102 tonnes).

The 2014/15 monitoring period saw the continued effects of the Council's new municipal waste disposal contract which came into effect in February 2013, which now sees non-recyclable municipal waste diverted to an EfW facility as opposed to being landfilled. Whilst, there was not the significant reduction in the amount of waste going to landfill that was seen in the last monitoring period there was still a further modest reduction of 269 tonnes (down from 1,936 to 1,667 tonnes). However, there was not any consequential modest increase in the amount of waste incinerated for use as Energy from Waste (EfW). The amount of waste incinerated for use as Energy from Waste (EfW) actually fell by 2,845 tonnes when compared to last year (down from 41,399 to 38,554 tonnes).



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S106 Monitoring

This monitoring period (1st April 2014 to 31st March 2015) saw 4 new Section 106 Agreements signed totalling £4,148,903.72. This includes one agreement signed at Gemini 16 for £3,477,000 for Highways, Education, Affordable Housing & Monitoring contributions.

The period also saw the receipt of £1,378,808.31 in contributions. This includes £737,423.51 at Omega for Highways and Ecological contributions and also £120,000 towards the provision of affordable housing at the former HMS Gosling at Lady Lane in Croft.



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Applications Monitoring

In this monitoring period, the Council decided 1,909 planning applications. Of these, 1,487 (77.9%) were approved, 205 (10.7%) were refused and a further 132 (6.9%) were withdrawn for various reasons. A further 85 applications were either cancelled before determination or were judged that planning permission was not required.

This monitoring period also saw the determination of 39 planning appeals with 26 (66.6%) being overturned and the remaining 13 (33.3%) being upheld. The amount of approvals dropped slightly whilst the total applications determined rose by over 600 in the monitoring period.



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6. IDP Update (Interim CIL Infrastructure Update)

The Infrastructure Delivery Plan (IDP) and the associated schedules form part of a series of evidence based documents that underpin Warrington's Local Plan Core Strategy. The planning system promotes the idea of spatial planning and therefore aims to move away from policies that could relate to anywhere. The planning system is meant to be at the heart of the "place shaping" role now ascribed to local authorities in partnership with other public agencies, the community and the private sector.

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

In order to provide an update as suggested above, the Council has recently reviewed the existing IDP schedule during the consultation on the CIL Preliminary Draft Charging Schedule and this provides the most up to date information in relation to infrastructure priorities and funding. The information has been drawn from a number of stakeholders and can be found below:

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



7. Duty To Co-operate

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

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

- The provision for new housing across a wider housing area
- The provision of major retail, leisure, industrial and other economic development
- The provision of infrastructure; and
- The protection and enhancement of the natural and historic environment
- The Town and Country Planning (Local Planning) (England) Regulations 2012 usefully clarifies the public bodies which the duty to co-operate" also covers. This includes:
 - Environment Agency
 - English Heritage
 - Natural England
 - Mayor of London
 - Civil Aviation Authority
 - Homes and Community Agency
 - Primary Care Trusts
 - Office of the Rail Regulator
 - Highways Agency
 - Transport of London
 - Integrated Transport authorities
 - Highways Authorities
 - Marine Management Organisation
 - Local Enterprise Partnership

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

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

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



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8. Summary and Conclusions

This is the eleventh Annual Monitoring Report (AMR) to be produced by the Council and the following headline conclusion can be drawn from this years report:

Monitoring supports that the existing development plan targets and objectives continue to be realised, particularly with regards to the delivery of new homes, the percentage of new homes delivered on previously developed land, the take up of new employment land provision, the protection and enhancement of the Boroughs town and other retail centres and environmental considerations.

The immediate work priority is to re-establish the Local Plan Core Strategy housing target which was quashed by the High Court. The council is currently undertaking a fundamental review of its evidence base to enable the Council to assess the options for and implications of meeting its housing need in full.



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