

Record A – Minutes of Meetings

- Record of engagement with Prescribed Bodies and Specific Consultation Bodies as part of the Local Plan process from August 2016 through to March 2019.
- Please note that the Minutes of the Warrington Transformation Estates Enabler Group are not a full account of the meetings and only include Minutes that are relevant to the Local Plan.

Organisations engaged:

- Warrington Transformation Estates Enabler Group (CCG);
- Wigan Borough Council
- Trafford Borough Council
- Salford City Council
- Association of Greater Manchester Authorities (AGMA)
- Cheshire East Council
- Cheshire West & Chester Council
- Halton Borough Council
- St Helens Borough Council
- Historic England
- United Utilities
- Highways England
- Environment Agency
- Natural England

Mid Mersey Authorities – Duty to Cooperate Meeting

25th August 2016
Warrington Borough Council
New Town House

Attendees:

Alasdair Cross – Halton Borough Council
Joanne Harding - Halton Borough Council
Jan Lourens – St Helens Metropolitan Borough Council
Gerard Woods - St Helens Metropolitan Borough Council
Michael Bell – Warrington Borough Council
Joanne McGrath – Warrington Borough Council

Previous Meeting

- Actions from the last meeting recorded by St Helens and agreed by all

SHELMA

- Halton and St Helens gave an overview of the initial draft of the SHELMA, including explanation of the 2012 start date
- Individual Councils generally ok with housing numbers but there are concerns with the methodology for employment land forecasts
- Aim for next draft to be completed ahead of Spatial Planning Board in October

St Helens Local Plan Update

- SHLAA now published
- Aiming for preferred options on the Local Plan to be ready for November consultation

Warrington

- Confirmed that they are not looking to join in the SHELMA and will be undertaking their own work around employment forecasts to feed back into their housing target.
- Halton requested that Warrington give consideration to employment growth at Daresbury in establishing its housing needs, given the high proportion of residents from south Warrington who are employed there
- Aiming for initial consultation on their plan review in October

Halton

- Aiming for Regulation 19 consultation in 'Spring 2017

Date of Next Meeting

- End of September / early October

Warrington Transformation Estates Enabler Group

21st September 2016, 14:00 – 15.30

**New Town House
Room C (Ground Floor)**

Attendees:

Dr Muna Abdel Aziz (Chair)	Acting Director of Public Health, Warrington Borough Council
Nick Armstrong (co-Chair)	Chief Operating Officer, Warrington CCG
George Cresswell	Associate Director Estates & Facilities WHHFT
Michael Bell	Planning Policy & Programmes Manager, Warrington Council
Arthur Pritchard	Estates and Valuation Manager, Warrington Borough Council
Mike Alsop	Integrated Commissioning, Warrington Borough Council
Ian Willett	General Manager, Renova Developments
Hilary Grant	Contracts Manager- NHS England
Dan Bradley	Helena Partnerships
Elaine Reading	Public Health PA

Apologies:

Neil Grice	Area Director, Community Health Partnerships
Andy Muir	Community Health Partnerships
Steve Peddie	Operational Director, Adult Social Care, Warrington Council
Bridget Hollingsworth	Senior Programme Manager Health & Social Care Transformation
Dave Cowley	Head of Housing, Warrington Borough Council
Linda Bennett	Associate Director, Warrington CCG
Alison Holbourn	Chief Executive, Warrington Health Plus
Suzy Angeluk	Programme Manager, Warrington Health Plus
Locklynne Hall	LiveWire, Innovation and Leadership Manager
Tracy Flute	Head of Public Health Intelligence
Steph Duerden	Service Manager – Commissioning and Third Sector, WBC
Marie-Ann Hunter	Senior Commissioning Manager Primary Care
Mark Owens	Area Strategic Estates Planner, NHS Property Services
Judith Murphy	5 Boroughs Partnership
Chris Starkey	Bridgewater Trust
Nicola Kempster	Renova Developments

1.	Item	Action
	Welcome and Introductions	
2.	Minutes of last meeting	
3.	Actions form the last meeting	
4.	Planning & Project Updates:	
	<p>d) Update from Planning: Update was presented on the S106 agreements – historically no monies taken for planning obligations for health. Now there are negotiations for S106 from new facilities for health.</p> <p>In the consultation for the SPD, Taylor Wimpey challenged how the CCG can ask for money. Michael Bell (with Nick) will draft a response to the House Builders Organisation. Nick advised that CCG finance team will be happy to forward the accounting figures.</p>	<p>Michael Bell / Nick Armstrong</p>

Mid Mersey Authorities – Duty to Cooperate Meeting

Friday 7th October 2016
Warrington Borough Council
New Town House

Attendees:

Alasdair Cross – Halton Borough Council
Joanne Harding - Halton Borough Council
Jan Lourens – St Helens Metropolitan Borough Council
Gerard Woods - St Helens Metropolitan Borough Council
Michael Bell – Warrington Borough Council
Joanne McGrath – Warrington Borough Council
David Acton – Warrington Borough Council

SHELMA Update (Halton / St Helens)

- Most authorities ok with housing figures coming out of the SHELMA, but there remain concerns with employment
- Each authority being asked to re-confirm ‘transformational’ schemes which will then be used by Oxford Economics in re-running their forecast for the LEP
- Aim for SHELMA to go to Housing & Spatial Planning Board in December prior to stakeholder consultation in mid-January with the final SHELMA published in February/March

Warrington Addendum to 2016 SHMA

- GL Hearn have re-run Warrington’s housing figure using the jobs forecast from the Cheshire & Warrington devolution bid, giving a revised housing number of 984 homes per annum
- Warrington are proposing to publish this as part of their forthcoming Local Plan consultation
- Halton and St Helens had no objection to Warrington publishing this work as an Addendum to the 2016 Mid Mersey SHMA specific to Warrington

St Helens Local Plan Update

- St Helens’ Cabinet will be asked to agree the preferred development option for the Local Plan at their meeting of 26th October prior to an 8 week public consultation period
- St Helens preferred option is to stick with their Core Strategy housing target of 570 homes per annum
- The SHELMA is likely to provide a similar figure to this for St Helens
- They have looked at 2 other scenarios at 450 per annum (2016 Mid Mersey SHMAA) and a high level of 700
- Plan period will run from 2018 to 2033 with safeguarded land for a further 15 year period
- Employment land requirement is 300 ha (220 without Parkside)
- Proposing to include 30 hectares of HCA land which would form an extension to Omega.
- As this is extending a Warrington employment site it will be necessary to

confirm whether the HCA land will be meeting St Helens' or Warrington's needs, although in allocating the site St Helens are keen to improve access to existing and future communities in their borough

- Warrington and Halton did not at this stage consider there would be any major concerns with the sites St Helens are proposing to allocate and safeguard

Warrington

- Warrington confirmed that on 10th October their Executive Board will be asked to agree to commence the review of the Local Plan on the basis of planning for 1,000 homes per annum and 380 ha of employment land over a 20 year period
- Regulation 18 consultation will then commence on 24th October for a period of 6 weeks
- Warrington showed the latest version of the general area Green Belt assessment
- Halton requested an assurance that Warrington will give consideration to employment growth at Daresbury in establishing its housing needs, given the high proportion of residents from south Warrington who are employed there
- St Helens noted that they were seeking to retain a greater proportion of their residents within their borough with the allocation of employment sites
- Warrington suggested that distribution of housing across Mid-Mersey should be the main focus of the next meeting
- No other concerns were raised by Halton and St Helens at this stage

Halton

- Nothing additional to report at this stage on their Green Belt assessment
- Non-green belt site assessment is currently being progressed

Date of Next Meeting

- Afternoon of 24th November to be hosted at Warrington

Warrington Transformation Estates Enabler Group

18th November 2016, 13:00 – 14.30

**New Town House
Room C (Ground Floor)**

Attendees:

Dr Muna Abdel Aziz (Chair)	Acting Director of Public Health, Warrington Borough Council
Nick Armstrong (co-Chair)	Chief Operating Officer, Warrington CCG
Andy Muir	Community Health Partnerships
Michael Bell	Planning Policy & Programmes Manager, Warrington Council
Dave Cowley	Head of Housing, Warrington Borough Council
Tracy Flute	Head of Public Health Intelligence
Chris Starkey	Bridgewater Trust
Hilary Grant	Contracts Manager- NHS England
Eleanor Blackburn	Strategic Partnerships and Interim Stronger Communities Commissioning Manager WBC
Melanie Alsop	Service Development Manager, Primary Care Commissioning Warrington CCG
Lee Bushell	Warrington & Halton Hospital Foundation Trust
Elaine Reading	Public Health PA
Phil Rigby	PA Consulting Group

Apologies:

Neil Grice	Area Director, Community Health Partnerships
Mike Alsop	Integrated Commissioning, Warrington Borough Council
Steve Peddie	Operational Director, Adult Social Care, Warrington Council
Ian Willett	General Manager, Renova
David Scannell	Senior Contracts Manager, NHS England
Arthur Pritchard	Estates and Valuation Manager, Warrington Borough Council
George Cresswell	Associate Director Estates & Facilities WHHFT

1.	Item	Action
2.	Welcome and Introductions	
3.	Minutes of last meeting	
4.	Actions from the last meeting	
4.	Spotlight on The Local Plan:	
	<p>MB took the group through the review of Warrington's Local Plan and fed back on the work undertaken to re-establish the programme. The Plan had been adopted in 2014 with health included; but challenged on the housing targets.</p> <p>The requirement now is to build 1,000 new homes each year for the next 20 years and a higher level of development is needed to secure new employment land (360 hectares) on a bigger scale than first envisaged. Issues highlighted:-</p> <ul style="list-style-type: none"> • Need to fully utilise urban areas within Warrington – starting with inner wards • Likelihood that green belt land will be required • As a process, we will review the existing plan rather than scope out a new one 	

	<ul style="list-style-type: none"> • The plan will make sure supporting infrastructure is in place • Be clear on what the sustainability needs are now and embed within the initial consultation process - to reflect all aspects of H&WB in society • Planning colleagues are asking developers for sites which will accommodate 20,000 homes • Specialist evidence to be brought on board and independent examination • Preferred option to be confirmed by May 2017 • MB asked for input from now, and even after consultation closes to check impact on health infrastructure for the suggested options. <p>In going forward from this meeting the group agreed to scope out similar to the previous process of developing the health estates strategy:-</p> <ul style="list-style-type: none"> • What is the shortfall • What do we have in place already • What do we need to cover • Link in with the health infrastructure and changes in the Transformation and Sustainability Plans (STP) on C&M footprint and in the Alliance Local Delivery System which Warrington is part of. • Take account of what is happening on our borders with neighbouring councils around local plan new housing proposed • The impact of extra population will impact on access to Primary Care • Will also impact on community, hospital and mental health trusts. <p>Action: - A separate meeting to be scheduled to ascertain a good understanding and an idea of distribution. Also to discuss the scaling up of the implications for NHS England.</p> <p>Planning Obligations and SPD Further to the Strategic Estates Plan and the Warrington Health & Social Care Transformation Programme which sets out the vision for integrating health into new developments; MB fed back on the comments and responses to the requirement of contributions and planning obligations relating to health provision. It was clear from the narrative that developers are challenging the funding formula and believe that capacity is held within the CCG.</p> <p>The group discussed a couple of options on what type of model would be acceptable for a health care facility and associated community space (hub). It is very likely we would defend our position at the appeals court.</p> <p>Action: -AM advised he would go back to his colleagues, as currently they may have something similar in place in other areas to form a robust position.</p> <p>MAA said she preferred to keep the hub calculator and include it in the integrated offer for health and social care rather than a facility that only calculates NHS use. This is signalled in our Together We strategy.</p> <p>MB circulated the comments from developers to draw specific attention to the challenges made to a health contribution. A firm and polite response is required</p>	<p>AM/MB</p> <p>AM</p> <p>MB/NA</p>
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<p>Action: - MB and NA to formulate and draft a response before end of November.</p> <p>Older People Extra Care provision and housing A paper was presented to the group outlining the current service delivery provision and advising service intention to develop a new commissioning plan. It was noted that the report focuses only on Council provision; whereas private sector provision is coming through planning and has implications for social care. The report notes that Extra Care facility is seen in a number of locations but is private sector led with referrals coming into social care.</p> <p>The group agreed that it was essential to map all such applications approved in outline through the planning process and identify new applications coming through in order to influence the design and advocate the criteria for our residents to access these facilities. Tracy Flute, Michael Bell and Dave Cowley have agreed to sit on the sub group.</p> <p>Blind spot for new facilities having a bigger impact on hospitals and mental health – Action:- TF to feedback to M Alsop the suggestions to join the subgroup and expand the remit to include non-council extracare.</p> <p>Technology enabled housing solutions – Phil Rigby Background – process diagnostic highlights and current thinking</p> <ul style="list-style-type: none"> • Heat mapping in the community • Care technology have a diagnostic process looking at 1) enabling element, 2) operational element & 3) strategic element • Akin to the care call process • Looking at finishing off the diagnostic; then Vision and strategy • Preparing a business case for delivery • ASC specific – who are eligible and who already receive care • Large opportunity around prevention and rebalancing • Can be used as an alternative to social care <p>In other areas, progress has been achieved in delivering wellbeing outcomes</p> <ul style="list-style-type: none"> • People using their own technology • Helpful for the housing agenda – keeping people independent • Connected citizens • Connected homes • Dementia friendly homes <p>Phil is currently drafting a strategy including tackling potential barriers – signing off process starts in December.</p> <p>MAA enquired how can we influence the design of all of this and integrate in to the local plan, to make sure future developments encompass this.</p> <p>Action: - MB asked Phil for practical examples – conscious of an ageing population.</p> <ul style="list-style-type: none"> • Consultation of what people want for the future • Good examples of in-house design • Supported housing vs minimalistic 	<p>TF</p> <p>PR</p>
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	<p>Mapping Council / Community facilities in Warrington</p> <p>EB reported back on the piece of work currently being undertaken to map out the present situation with council facilities, to ensure they are used to the full and provide good value for money. These include community centres, libraries, leisure facilities.</p> <p>At the moment we understand the income that is generated; and the participation and engagement of partners. The aim is to establish additional value available, who uses them and what outcomes are being achieved.</p> <p>Property services are reviewing at present</p> <ul style="list-style-type: none"> • Lease arrangements • Cost of utility bills • Ongoing costs • Looking at potential for leasing • Will the properties require investment for repair <p>EB advised they are currently working thoroughly and thoughtfully, giving consideration to financial and political outcomes. One option could be to co-use partner premises such as community centres back fill for GP overflow. Muna also pointed out the group's vision for neighbourhood hubs.</p> <p>Timescales for completion of the summary review is end of January 2017 and the provision of a detailed catalogue for each individual area is due to be completed by March. Action: - EB will report back to the group by March 2017 when the work is complete</p> <p>A request was presented to the group around feasibility of the Warrington Midwives operating out of a town centre property; which should be easily accessible to women as they go about their daily business. It was understood that the request came for an antenatal and treatment room facility. Action:- AP to liaise with Neighbourhoods and Lee Bushell</p>	<p>EB</p> <p>AP/LB</p>
5.	Round Table Updates	
6.	Any Other Business:	
7.	Dates of next meetings	

Mid Mersey Authorities – Duty to Cooperate Meeting

Thursday 24th November 2016
Warrington Borough Council
New Town House

Attendees:

Alasdair Cross – Halton Borough Council
Joanne Harding - Halton Borough Council
Gerard Woods - St Helens Metropolitan Borough Council
Michael Bell – Warrington Borough Council
Joanne McGrath – Warrington Borough Council
David Acton – Warrington Borough Council

Apologies:

Jan Lourens – St Helens Metropolitan Borough Council

Minutes from previous meetings

- Minutes from meetings held on 7th October 2016 and 25th August 2016 agreed

SHELMA Update (Halton / St Helens)

- The latest draft of the SHELMA has resulted in a significant increase in housing numbers for St Helens under the transformational economic growth scenario.
- Warrington said they would have a concern if the SHELMA resulted in significant unmet housing need across the Mid-Mersey HMA.
- St Helens and Halton considered it unlikely the numbers would be changed again prior to publication of the draft report, but it will be important to qualify the different scenarios in the context of OAN.
- St Helens and Halton's initial view is that the transformational economic growth scenario is 'policy on'. It is the baseline scenario which represents the OAN and this is the minimum number of homes that needs to be planned for.
- Liverpool City Region authorities will be meeting again to discuss the revised report prior to the SHELMA going to Housing & Spatial Planning Board in December and subsequent stakeholder consultation in mid-January.
- The aim is to publish the final SHELMA in March.
- It was agreed that there should be a further meeting of the Mid-Mersey Group in February to ensure all Mid-Mersey authorities are comfortable with the final SHELMA report and the implications for their respective Local Plans.

Mid Mersey Housing Distribution

- There is a general agreement between the 3 authorities that each authority will meet its own development needs.
- Halton requested reassurance that Warrington will take into account the high number of Warrington residents who work at Daresbury in consideration of its development needs and spatial distribution of development.
- Warrington confirmed the importance of Daresbury had been taken into account and it will continue to be a consideration as Warrington's Local Plan review progresses.

- Warrington noted however that all 3 authorities were planning for an uplift on their baseline housing numbers to recognise higher levels of job creation and Warrington did not consider there was a need for Warrington to plan for an element of Halton's housing need due to Daresbury.
- Warrington queried whether Halton were considering a formal request for Warrington to accommodate some of its housing need based on future job growth at Daresbury.
- Halton confirmed that they were comfortable with the housing need arising out of the SHELMA and were not considering such a request. They will however need final confirmation of this position from Members.
- Warrington requested that Halton provide final confirmation at the next meeting of the Mid-Mersey group in February.
- St Helens confirmed their aspiration is to provide additional jobs which will enable them to reduce the current high levels of out commuting.

St Helens Local Plan Update

- St Helens' Preferred Options consultation will run from 5th December until 30th January.
- There is a meeting for Parish Councils on 14th December to which neighbouring Parish Councils (who border St Helens) have been invited to
- St Helens will be writing to all residents within 200m of proposal sites and requested address point data from Warrington to ensure Warrington residents within 200m of St Helens' sites can be notified
- Aim is to publish the proposed submission draft Plan in the summer
- St Helens are working on the basis that the proposed western extension of Omega will contribute to meeting their employment land needs. Warrington did not consider this would be an issue but it was agreed that Warrington and St Helens should meet in January before the end of the consultation period to confirm this and discuss any other relevant issues
- St Helens also confirmed that discussions were due to take place with Highways England in respect of potential enhanced motorway access for the Omega extension.
- The Bold Park AAP is due to progress to adoption shortly with only a limited response to proposed modifications.

Warrington

- Warrington's initial Regulation 18 consultation ends on 5th December
- Aiming to progress to preferred option consultation in May / June 2016

Halton

- Next step will be publication stage – aiming for 1st part of 2017

AOB

- Halton and Warrington discussed the meeting held at Director Level relating to Fiddlers Ferry Power station. This will be included as an agenda item at a future meeting once Planning Officers have been briefed by their Directors.

Date of Next Meeting

- End of February tbc
- Suggestion to offer an invite to wider duty to cooperate partners including Cheshire West and Wigan

Warrington Transformation Estates Enabler Group

18th January 2017, 15:00 – 16.30

**New Town House
Room C (Ground Floor)**

Attendees:

Dr Muna Abdel Aziz (Chair)	Acting Director of Public Health, Warrington Borough Council
Nick Armstrong (co-Chair)	Chief Operating Officer, Warrington CCG
Andy Muir	Community Health Partnerships
Michael Bell	Planning Policy & Programmes Manager, Warrington Council
Ian Willett	General Manager, Renova
Tracy Flute	Head of Public Health Intelligence
Vicky Dunning	Livewire Warrington
Vicky Snape	Health Protection Officer WBC
Melanie Alsop	Service Development Manager, Primary Care Commissioning Warrington CCG
Lee Bushell	Warrington & Halton Hospital Foundation Trust
Elaine Reading	Public Health PA

Apologies:

Dave Cowley	Head of Housing, Warrington Borough Council
Mike Alsop	Integrated Commissioning, Warrington Borough Council
Steve Peddie	Operational Director, Adult Social Care, Warrington Council
Chris Starkey	Bridgewater Trust
David Scannell	Senior Contracts Manager, NHS England
Arthur Pritchard	Estates and Valuation Manager, Warrington Borough Council
George Cresswell	Associate Director Estates & Facilities WHHFT
Hilary Grant	Contracts Manager- NHS England
Eleanor Blackburn	Strategic Partnerships and Interim Stronger Communities Commissioning Manager WBC
Alan Land	Community Health Partnerships

1.	Item	Action
2.	Welcome and Introductions	
3.	Minutes of last meeting	
4.	Actions from the last meeting	
4.	Spotlight on The Local Plan:	
	<p>Local Plan review:-</p> <ul style="list-style-type: none"> • The Plan was out for consultation. No fundamental objections from developers to the headlines of WBC requirements • 140 greenbelt sites suggested in consultation responses – equivalent to 35,000 new homes which are far more than needed. • Will need to identify 6 / 7,000 homes in the greenbelt in the plan • HCA in South Warrington have offered up 1000 homes in non-green belt and 5000 in green belt. <p>MB and planners are currently digesting all information/applications received. Preferred options for the additional sites are to go to consultation in May.</p> <p>The next milestone will inform the preferred site and include details of the process to obtain sustainable infrastructure.</p>	

<p>Need to assess:-</p> <ul style="list-style-type: none"> • Spatial options and document the key infrastructure • Requirement for 15,000 homes to be built within the present urban area • Waterfront scheme significance in the town centre area • Not to forget the level of development for the existing sites. • Currently have 8/9 spatial options for green belt where development could go; discussed we could distribute or lump together in one place. • Retain a level of understanding around the impact on hospital, health facilities in primary care and social care • Work out options development • Understand the sustainability implications of the plan. <p>In order to accommodate the level of growth, MB to sit down with Public Health colleagues and remove any non-starters. The group were happy for this to take place. Progressing on from this, would need to undertake some viability options within 6 weeks. MB asked for volunteers to become involved with this latter process going forward.</p> <p>Action:- MB & TF to work to define reasonable alternatives – then a small working group to be established with structured workshop sessions going forward. Looking to set up the working group some time in February.</p> <p>NA would like commissioners and clinicians to be included in the working group. Action – NA to source a representative from the CCG</p> <p>LB acknowledged MB concerns for hospital secondary care development. Fresh site could be released in south Warrington in line with the STP and development of the Accountable Care Organisation. There is a window of opportunity for the Trust to be a pilot on this.</p> <p>Action: LB to take to WHHFT Exec Board and pass on MB contact details.</p> <p>Questions:-</p> <ul style="list-style-type: none"> • to reposition the Trust where it lies within the town • opportunity for some national funding • Halton had developed secondary site; while Warrington had held back. Urgent care centre in Widnes avoids overstressing A&E <p>AM – Future PPP funding initiative a possibility to tap in to – will have a clearer understanding in spring. A hub in south Warrington could accommodate a range of services. Timing is right with the Local Care Plan and a good opportunity to get it designed in from the start. Other alternative is to develop the potential site as a LIFT.</p> <p>MAA enquired if the SPD formula would be used for secondary care space in similar way as for primary care space. MB advised the formula is the mechanism by which we can direct S106 funding for new facilities or to expand facilities.</p> <ul style="list-style-type: none"> • HCA application – MB confirmed that we will request S106 contribution to improve the Broomfields offer – and later may use this to develop a larger new Hub if needed. 	<p>MB / TF</p> <p>NA</p> <p>LB</p>
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	<ul style="list-style-type: none"> • Planning application - Peel Hall:- This one is “rumbling on” A difficult enquiry but not enough information returned. Requesting further evidence to justify the S106 request. • Westbrook district centre - ASDA planning upgrades to improve facilities and give the area a face lift. • Extra Care Facility in Westbrook – the group considered retail and Extracare proposal in Westbrook. The group agreed that there may be a need for this type of facility in Warrington, but we do not fully understand the need and the scale of provision required. There is no reason why such a facility could not be provided elsewhere in the borough. Public Health are also concerned about the potential adverse impact of the wider retail proposal on the Westbrook District Centre, which forms an important role in providing shopping and other local services and as part of a network of accessible district and local centres, contributing to the promotion of active lifestyles. 	
5.	Round Table Updates	
6.	Any Other Business:	
7.	Dates of next meetings	

Warrington Borough Council Local Plan Review

Duty to Co-operate Meeting Notes

Monday 06th March 2017

WBC, New Town House, Warrington

Apologies:

Anne Morgan (AM) Planning Strategy Manager (AGMA)

Attendees:

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

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

David Kearsley (DK) Planning Policy Manager (Wigan Borough Council)

Clare Taylor-Russell (CTR) Planning Policy Manager (Trafford Borough Council)

Claire Thorn (CT) Planning Policy (Salford City Council)

WBC Local Plan progress updates (MB)

- WBC has no housing target in its current adopted Core Strategy, due to it being quashed by the High Court and currently has no 5 year housing supply.
- WBC looking to plan for a minimum of 20,000 new homes and 380 hectares of employment land across a 20 year plan period.
- Urban capacity work undertaken with Warrington & Co is suggesting capacity for around 15,000 dwellings within the urban area, leaving the remaining to be accommodated within the Green Belt. There is also capacity on sites outside of the Green Belt to accommodate around 100 hectares of employment land, with the remaining capacity needing to also be accommodated in the Green Belt.
- An extension to the Omega employment site in St Helens administrative boundary has been agreed as counting towards WBCs supply.
- Green Belt Assessment carried out and Spatial Distribution Options and Growth Scenarios are currently being tested through SA/SEA. The three growth scenarios are 839 pa (OAN), 1,000 pa (reflecting Devolution ambitions) and 1,200 pa, reflecting the comments received at the Regulation 18 consultation stage, all with a constant 380 hectares of employment land across the Plan period.
- As part of the initial Regulation 18 the Council received a number of technical comments on the SHMA and past economic activity rates and this is reflected in the

current options being testing in relation to the uplift in housing numbers from the OAN figure.

- Next stage of the process will involve the detailed assessment of potential sites to deliver the Spatial Distribution Option arrived at and publication and consultation on a Draft Local Plan. Consultation on the Preferred Spatial Option will take place early June 2017 for a six week period, with a further six week consultation period on the Draft Local Plan anticipated to start early December 2017.
- In terms of meeting other Local Authority's housing need within the HMA or wider Sub Region, MB reported that WBC is not planning to accommodate any need from other Local Authorities.
- WBC is not anticipating other Local Authorities offering to meet any of Warrington's identified housing needs. WBC will be confirming this by way of a formal letter to all concerned.
- MB also confirmed that at the present time due to the Housing White Paper and changes to Starter Homes and Affordable Housing definitions, WBC has put CIL on hold and will not be progressing CIL alongside its Local Plan.

Salford City Council (CT)

- Site reference H3/4 of the Salford Local Plan and reference WG2 in the Greater Manchester Spatial Framework was discussed in relation to the impacts of delivering this site and associated infrastructure on Warrington. This was in response to a developer representation received by WBC at the initial Regulation 18 consultation stage, requesting that WBC remove land from their Green Belt adjacent to site H3/4 (WG2) to allow it to be brought forward for development.
- With regards to any potential Green Belt release in the Borough of Warrington to facilitate any necessary supporting infrastructure, it was considered by CT that this would not be required as the NPPF supports engineering operations in the Green Belt, of the type envisaged to deliver the site. It was agreed by CT and MB that further detailed DtC meetings would take place as the GMSF and Salford's Local Plan progresses to discuss this site specifically and how it will be delivered and any identified impacts mitigated.

Trafford Borough Council (CTR)

- CTR advised that further close working relations through the DtC would be needed between WBC and TBC to ascertain any cross boundary impacts of growth in Warrington, Trafford and the wider Greater Manchester area, especially in relation to the Strategic Road Network. Potentially, higher growth levels in Warrington could impact on the GMSF and the growth ambitions of Manchester.
- General discussion between MB and CTR about the Manchester Ship Canal movements and it was reported by MB that Port Warrington is a long standing

objective and compliments the Manchester Ship Canal route and existing and proposed Ports along it length.

Wigan Borough Council (DK)

- DK reported that a new Logistics development at J25/J26 of the M6 was in progress and would deliver around 300,000 sq. mts of space when completed.

General (GMSF)

- It was reported by DK and CTR that the progression of their respective Local Plan is on hold pending the outcome of the GMSF, with CT advising that Salford are still progressing their Local Plan in parallel with the current GMSF time line.
- As part of the GMSF work, an Urban Optimisation Study is currently being undertaken.
- Currently reviewing s large number of representations received to the GMSF consultation, no formal change to timetable as yet, but this might change once the outcome of the Elected Mayor in May is known.

Warrington Borough Council Local Plan Review

Duty to Co-operate Meeting Notes

Friday 10th March 2017

WBC, New Town House, Warrington

Attendees:

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

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

Adrian Fisher (AF) Head of Planning Strategy (Cheshire East Council)

David Butler (DB) Principal Planning Officer (Cheshire West and Chester)

Lyndsay Jennings (LJ) Senior Planning Officer (Cheshire West and Chester)

WBC Local Plan progress updates (MB).

- WBC has no housing target in its current adopted Core Strategy, due to it being quashed by the High Court and currently has no 5 year housing supply.
- WBC looking to plan for a minimum of 20,000 new homes and 380 hectares of employment land across a 20 year plan period.
- Urban capacity work undertaken with Warrington & Co is suggesting capacity for around 15,000 dwellings within the urban area, leaving the remaining to be accommodated within the Green Belt. There is also capacity on sites outside of the Green Belt to accommodate around 100 hectares of employment land, with the remaining capacity needing to also be accommodated in the Green Belt.
- An extension to the Omega employment site in St Helens administrative boundary has been agreed as counting towards WBCs supply.
- The relationship between housing and jobs numbers for Warrington has been considered, and WBC advised employment land requirement for 280ha follows past take up trends. In terms of the growth scenarios, the modelling assumptions on migration and economic activity rates etc were discussed. DB and AF requested information to better understand the technical information/assumptions.
- Green Belt Assessment carried out and Spatial Distribution Options and Growth Scenarios are currently being tested through SA/SEA. The three growth scenarios are 839 pa (OAN), 1,000 pa (reflecting Devolution ambitions) and 1,200 pa, reflecting the

comments received at the Regulation 18 consultation stage, all with a constant 380 hectares of employment land across the Plan period.

- As part of the initial Regulation 18 the Council received a number of technical comments on the SHMA and past economic activity rates and this is reflected in the current options being testing in relation to the uplift in housing numbers from the OAN figure.
- Next stage of the process will involve the detailed assessment of potential sites to deliver the Spatial Distribution Option arrived at and publication and consultation on a Draft Local Plan. Consultation on the Preferred Spatial Option will take place early June 2017 for a six week period, with a further six week consultation period on the Draft Local Plan anticipated to start early December 2017.
- In terms of meeting other Local Authority's housing need within the wider Sub Region, MB reported that WBC will not be looking to accommodate any need from other Local Authorities and will be writing to neighbouring authorities about the option of them taking some of Warrington's need, in light of the need to release Green Belt land for development.
- MB also confirmed that at the present time due to the Housing White Paper and changes to Starter Homes and Affordable Housing definitions, that WBC will not be progressing CIL alongside its Local Plan and is currently on hold.
- AF reported that when considering a 10% buffer on housing numbers, especially given a large amount of Green Belt land will potentially be released and also Safeguarded, that the Inspector examining CE's Local Plan accepted a 6% buffer to be appropriate. The approach included assumptions for urban recycling of development land.
- AF also noted that WBC would need to be ambitious with growth and not go too low, but be aware that a growth option of 1,200 dwellings per annum could start to have implications for CE and would therefore require further meaningful discussions between WBC and CE as part of the DtC requirement.
- MB reported that Devolution talks and progression was back on the agenda and that we would need to address the implications of this through further detailed DtC meetings.
- DB requested clarification specifically around employment land and the impacts of this on CWaC through the potential release of Green Belt land in WBC to deliver employment growth? DB also requested (DB acknowledged WBC was in a separate HMA than CWaC) clarification on the FEMA and who at CWaC was consulted as part of the recent EDNA?
- At DBs request, MB agreed to formally respond through e-mail to CWaC setting out that WBC would meet its own employment needs within its Borough boundary, with the exception of the Omega extension within St Helens Borough boundary, and respond to the issues raised previously in CWaC's comments on the Warrington Local Plan Review-Regulation 18 consultation.

- A general discussion about the HS2 proposals progressed and AF noted that due to the proposed WBC 20 year Plan period that it would be pertinent to WBC to consider the requirements for HS2 in its Local Plan Review as well as being part of any early Local Plan Review for CWaC and CE.
- AF noted that consideration would potentially, dependent of growth options, be needed on the impacts of WBC growth on the M56, given its proximity to both CWaC and CE administrative boundaries.
- DA advised that a new MMTM was currently being developed to test the impacts of development options on the road network as the Plan progresses, and that WBC have been in and continue to be in discussions with Highways England about WBCs development needs and the impact on the Strategic Road Network.
- AF requested an update on Gypsy and Travellers and Minerals and Waste through the Local Plan Review and MB reported that it is envisaged that they will all be addressed through the Local Plan Review.

Cheshire West and Chester Borough Council (DB)

- DB advised that CWaC are currently progressing their Part 2 Local Plan to meet the housing/employment growth requirements established through the Local Plan (Part One) and this will also include the needs of Gypsy and Travellers, and AF also noted that CE will be doing the same through their Part 2 Local Plan.
- DB provided an update on progress with the CIL and the hearing sessions that are currently taking place.

Cheshire East Borough Council (AF)

- AF reported CE is currently consulting on Main Modifications to its Part 1 Local Plan, a CIL charging Schedule and an Issues and Options Document for Part 2 of the Local Plan.

Warrington Transformation Estates Enabler Group

22nd March 2017, 13:00 – 14.30

**New Town House
Room C (Ground Floor)**

Attendees:

Nick Armstrong (Chair)	Chief Operating Officer, Warrington CCG
Dr Muna Abdel Aziz	Director of Public Health, Warrington Borough Council
Andy Muir	Community Health Partnerships
Michael Bell	Planning Policy & Programmes Manager, Warrington Council
Mike Alsop	Integrated Commissioning, Warrington Council
Steve Peddie	Operational Director, Adult Social Care, Warrington Council
Tracy Flute	Head of Public Health Knowledge & Intelligence
Arthur Pritchard	Estates and Valuation Manager, Warrington Borough Council
Eleanor Blackburn	Strategic Partnerships and Interim Stronger Communities Commissioning Manager, WBC
Melanie Alsop	Service Development Manager, Primary Care Commissioning Warrington CCG
Lee Bushell	Warrington & Halton Hospital Foundation Trust
Nikki Kempster	Renova Developments
Hilary Grant	Contracts Manager NHS England North
Elaine Reading	Public Health PA

Apologies:

Dave Cowley	Head of Housing, Warrington Borough Council
Judith Murphy	5 Boroughs Partnership
Neil Grice	Area Director Community Health Partnerships
Chris Starkey	Bridgewater Trust
David Scannell	Senior Contracts Manager, NHS England
Vicki Dunning	Livewire

1.	Item	Action
2.	Welcome and Introductions	
3.	Minutes of last meeting	
4.	Actions from the last meeting	
4.	Spotlight on The Local Plan:	
	<p><u>Local Plan review update:-</u></p> <p>MB gave a short presentation to update the group on progress of the Local Plan review.</p> <ul style="list-style-type: none"> • MB recapped on why there was a need to review • MB will confirm the responses • Summarise the findings • Highlight the emerging development <p>Further to the development detail, Warrington requires the release of greenbelt land to secure between 8 and 9000 homes. MB currently working through the issues raised by developers.</p> <p>For consideration and focus:-</p> <ul style="list-style-type: none"> • Ongoing and major regeneration of inner Warrington • New residential sites • New employment areas 	

- Development of Port Warrington.

MA raised a question with regard to revised objectives shown in W1 of the attached report. With regards to strengthening of existing neighbourhoods how would this take in to consideration the ageing population? MB was happy with the underlying sustainability process in terms of the Health and Wellbeing agenda and the raft of measures in place to support all areas of the Plan, including older peoples' agenda.



Draft Local Plan
Revised Objectives - M

The headline objectives were highlighted

- Air Quality
- Active travel – promote sustainable transport
- Encouraging active lifestyles
- Educational requirements
- Older people – consideration for future/special facilities
- Types of facilities for people with mental health issues – a clear marker for these types and their needs when new housing is approved.
- Looking at infrastructure / roads to support growth
- Improve the leisure offer, it is fundamental to encourage the City of Culture to strengthen the element of fit
- Repopulate the town centre – promote residential development as well as retail
- 75% of the development will be on “brown land”

It was suggested to align the revised strategic objectives with key corporate documents such as the Health and Wellbeing strategy and Warrington Means Business.

MB informed of the work ongoing with Public Health colleagues to incorporate the health dimension.

Plugged in to existing urban options – looking into 5 existing areas to maximise any potential extensions and to see what extra health facilities are needed.

MB / TF have looked at all the sites that have come forward, giving fair consideration to how we accommodate for growth with a balance and understanding, assessing options also for sensitive greenbelt release.

Noted:- 15,000 homes to be built within brown areas
8,000 to be developed within Town Centre / inner Wards
8/9,000 to be earmarked for green belt land

Next step is to work up a preferred option giving a clear message to where development is going. MB highlighted that some decisions will be sensitive. However it is seen as a preferred option for WBC to take the leadership to be able to give due regard for infrastructure, education and health.

MB advised they will be going out with the Plan for consultation in May.

<p><u>Mapping Council/Community facilities in Warrington</u> EB gave an update:-</p> <ul style="list-style-type: none"> • Budgeting – are we making the best use of our facilities • Work ongoing to map what we have at present and what services are offered • Quality of the buildings – costs to run • Includes Orford Youth Base, leisure and libraries, children’s centres • Working out efficiencies for the next stages • EB asked the group to think about the purpose and size of the geography for next steps for the community facilities review • Assess the state of each building, is it fit for purpose, how much cost is involved for improvement work. <p>NA commented it would depend on what is planned going forward with any particular area and how it would affect the level of development to incorporate existing facilities.</p> <p>EB currently pulling this work stream together.</p> <p>AP raised profile of the new schools academy agenda – significant changes and how we handle in a world where LA input is being reduced.</p> <p>Action: EB to circulate the document to colleagues and work out the next steps and test model for consideration.</p> <p>It was agreed it would be useful to conduct an exercise to test the model in one or two locations.</p> <p>AP referred to the South East expansion plan – it could be worth running in conjunction with this area. NA believes that for the short term West Warrington (Sankey Hub development / Omega / Chapelford Hub) would also be a suitable area to test the model.</p> <p>SP suggested looking into co-locating the social care teams; for future planning this would be a good fit.</p> <p>EB to pull a workshop approach together, for wider collaboration on the community facilities review in west Warrington.</p> <p>Meanwhile from a technical aspect for social care teams fitting in with collaborative cluster plans, Mel Alsop to arrange a meeting between NA, MAA, Mel Alsop and SP</p> <p><u>Older People Extracare provision and housing</u></p> <p>MA directed the group to the draft report headlining the market position statement around extra care and housing provision.</p> <p>Targeting frail elderly – MA is currently mapping out to produce a strategy around self-contained homes and flats with assisted support.</p>	<p>EB</p> <p>EB</p> <p>Mel A</p>
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	<p>Warrington has 435 units of Extracare facilities which are currently provided through:-</p> <ul style="list-style-type: none"> • Broomfields (flats) • Mosslands (Bungalows) • Sankey Manner (flats) • Woolston Hall (flats) • Ryefields (apartments and flats) <p>Funding is received to adapt peoples' homes – this is not an “extracare” facility. Extracare is when there is very sheltered housing and there is a care support provider attached to the facility.</p> <p>MA outlined a lot of the benefits for extracare including reducing the numbers of people who require residential and nursing homes as extracare can be delivered out in the community and to support people to stay independent for longer in their own homes or communities. It was also noted that 2/3rds of people with dementia live in their own home but there are not enough dementia friendly homes in Warrington.</p> <p>Looking at current schemes and what we have already in place with a view to expanding the provision to vulnerable people.</p> <p>MAA raised the question; do we know the numbers versus what we have and what we need geographically?</p> <p>It was agreed that we need robust design principles for any new developer.</p> <p>MB advised it would be helpful for MA to have some representation on the section 106 planning obligation / working agreement group.</p>	Mike A
5.	Round Table Updates	
6.	Any Other Business:	
7.	Dates of next meetings	

Warrington Borough Council Local Plan Review

Duty to Co-operate Meeting Notes

Thursday 06th April 2017

WBC, New Town House, Warrington

Attendees:

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

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

Alasdair Cross (AC) Planning Policy and Transport Manager (Halton Borough Council)

Joanne Harding (JH) Principal Planning Policy Officer (Halton Borough Council)

WBC Local Plan progress updates (MB)

- WBC looking to now plan for a minimum of 1,150 pa new homes and 380 hectares of employment land across a 20 year plan period.
- Urban capacity work undertaken with Warrington & Co is suggesting capacity for around 15,000 dwellings within the urban area (10,000 from SHLAA and an additional 5,000 from Masterplanning work), leaving the remaining to be accommodated within the Green Belt. There is also capacity on sites outside of the Green Belt to accommodate around 100 hectares of employment land, with the remaining capacity needing to also be accommodated in the Green Belt.
- An extension to the Omega employment site in St Helens administrative boundary has been agreed as counting towards WBCs supply.
- Green Belt Assessment carried out and Spatial Distribution Options and Growth Scenarios are currently being tested through SA/SEA to arrive at the Preferred Development Option for consultation.
- The three growth scenarios are 950 pa (OAN), 1,150 pa (reflecting Devolution ambitions, but will only work with full supporting infrastructure) and 1,350 pa, reflecting the comments received at the Regulation 18 consultation stage, all with a constant 380 hectares of employment land across the Plan period.
- As part of the initial Regulation 18 the Council received a number of technical comments on the SHMA and past economic activity rates and this is reflected in the current options being testing in relation to the uplift in housing numbers from the OAN figure. This ensures consistency with the SHELMA.
- Next stage of the process will involve the detailed assessment of potential sites to deliver the Spatial Distribution Option arrived at and publication and consultation on

a Draft Local Plan. Consultation on the Preferred Development Option will take place early June 2017 for a six week period, with a further six week consultation period on the Draft Local Plan anticipated to start early December 2017.

- As part of the Local Plan consultation, there will be a consultation event running in parallel for the proposed Western Link Road.
- In terms of meeting other Local Authority's housing need within the HMA or wider Sub Region, MB reported again that WBC is not planning to accommodate any need from other Local Authorities.
- WBC is not anticipating other Local Authorities offering to meet any of Warrington's identified housing needs and WBC are awaiting a response from Halton Borough Council in response to the formal letter asking about this.
- Any Green Belt land safeguarded for future development beyond the Plan period will use the OAN figure in the calculation, with the Fiddlers Ferry site acting as a land buffer on supply, given it will close during the Plan period.

Halton Borough Council (AC)

- Halton will be using economic base line figures within their Local Plan and planning to meet the draft OAN SHELMA figure of 326 dwellings per annum, but also allocating sufficient land to meet higher levels of growth (565 dwellings per annum).
- A Green Belt Study has already been undertaken for Widnes and Hale Green Belt in line with the Core Strategy, however a further Green Belt Study will be undertaken for Runcorn as the latest SHLAA documents do not identify sufficient land suitable for residential development within the urban areas.
- It is anticipated that a report will be going to Halton's Executive Board during October 2017 seeking authority to consult on a Core Strategy Local Plan Review and Delivery and Allocations Local Plan, with a Regulation 19 consultation anticipated before the end of 2017.
- If development to the west and south west of Warrington is proposed and or progressed as an option for development, then this could have an impact on Halton's highway network (specifically the Ashley Way/Watkinson Way junction) and potentially will impact upon Halton's own Local Plan development proposals.
- Halton are not able to take any of Warrington's identified housing need and is currently not expecting Warrington to take any of Halton's identified housing need.

Actions

- Further DtC meeting to take place during Warrington's next round of consultation to discuss development options and impacts.

Warrington Borough Council Local Plan Review

Duty to Co-operate Meeting Notes

Thursday 06th April 2017

WBC, New Town House, Warrington

Attendees:

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

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

Jan Lourens (JL) Development Plans Manager (St Helens Borough Council)

Gerard Woods (GW) Planning Policy Team Leader (St Helens Borough Council)

WBC Local Plan progress updates (MB)

- WBC looking to now plan for a minimum of 1,150 pa new homes and 380 hectares of employment land across a 20 year plan period.
- Urban capacity work undertaken with Warrington & Co is suggesting capacity for around 15,000 dwellings within the urban area (10,000 from SHLAA and an additional 5,000 from Masterplanning work), leaving the remaining to be accommodated within the Green Belt. There is also capacity on sites outside of the Green Belt to accommodate around 100 hectares of employment land, with the remaining capacity needing to also be accommodated in the Green Belt.
- It was confirmed that an extension to the Omega employment site in St Helens administrative boundary and identified in St.Helens Local Plan Preferred Options as site EA1 has been agreed as counting towards WBCs supply.
- Green Belt Assessment carried out and Spatial Distribution Options and Growth Scenarios are currently being tested through SA/SEA to arrive at the Preferred Development Option for consultation.
- The three growth scenarios are 950 pa (OAN), 1,150 pa (reflecting Devolution ambitions, but will only work with full supporting infrastructure) and 1,350 pa, reflecting the comments received at the Regulation 18 consultation stage, all with a constant 380 hectares of employment land across the Plan period.
- As part of the initial Regulation 18 the Council received a number of technical comments on the SHMA and past economic activity rates and this is reflected in the current options being testing in relation to the uplift in housing numbers from the OAN figure. This ensures consistency with the SHELMA.

- Next stage of the process will involve the detailed assessment of potential sites to deliver the Spatial Distribution Option arrived at and publication and consultation on a Draft Local Plan. Consultation on the Preferred Development Option will take place early June 2017 for a six week period, with a further six week consultation period on the Draft Local Plan anticipated to start early December 2017.
- As part of the Local Plan consultation, there will be a consultation event running in parallel for the proposed Western Link Road.
- In terms of meeting other Local Authority's housing need within the HMA or wider Sub Region, MB reported again that WBC is not planning to accommodate any need from other Local Authorities.
- WBC is not anticipating other Local Authorities offering to meet any of Warrington's identified housing needs and WBC are awaiting a response from St Helens Borough Council in response to the formal letter asking about this.
- Any Green Belt land safeguarded for future development beyond the Plan period will use the OAN figure in the calculation, with the Fiddlers Ferry site acting as a land buffer on supply, given it will close during the Plan period.
- There was a general discussion around the Liverpool City Region SHELMA, and MB advised that WBC would be carrying on with its Local Plan figures outside of the formal SHELMA process.

St Helens Borough Council (JL & GW)

- St Helen's Local Plan Preferred Options consultation has now ended and about six thousand responses have been received and logged.
- Key issues arising from the consultation responses so far are in relation to comments from Natural England about Habitat Regulation Assessment and supporting habitats for Pink Footed Geese, comments from Historic England and the requirement to carry out Heritage Impact Assessments in certain circumstances, and comments from Highways England regarding cumulative impacts on the motorway network, including J23 of the M6.
- Knowsley Borough Council has contrasted their approach to St.Helens with regard to the number of years' supply that should be provided in relation to Safeguarded land.
- The housing OAN figure is 416 (Demographic), but the Local Plan Housing target is 570, to take account of additional economic growth. This gives a requirement of 252 ha of Green Belt land for housing, with the rest of the supply coming from planning permissions and sites identified in the SHLAA, mostly brownfield. There has been considerable public concern about the housing target because of the implications for green belt land, but the target has been largely welcomed by the Housebuilding industry. There is also a further 52 hectares of employment land and 508ha of housing land proposed as safeguarded beyond the current Plan period.

- The employment land figure and the potential requirement to increase housing need will be kept under review.
- Water and flooding – work continues on the Sankey Valley Catchment plan to manage and reduce flood risk and improve water quality. St.Helens are considering allocating a site in the Sankey Valley NW of Newton-le-Willows for water storage, and have suggested Warrington consider a site as well.
- Housing White Paper implications - Agree will need to set out our DTC issues and DTC outcomes in a bi-lateral DTC statement covering the key DTC issues set out in the NPPF.
- Parkside development – Design and route of access road being worked up – Warrington will continue to liaise with Richard Flood.

Actions

- Further DtC meeting to take place during Warrington’s next round of consultation to discuss development options and impacts, specifically in relation to the residents of Burtonwood accessing Education and Health facilities in St Helens.
- Both Authorities to consider the option of signing a Duty to Cooperate Memorandum of Understanding at the Regulation 19 Draft Plan stage.

Warrington Transformation Estates Enabler Group

25th May 2017, 15:30 – 17:00

Committee Room #1

Town Hall

Attendees:

Dr Muna Abdel Aziz	Director of Public Health, Warrington Borough Council
Chris Starkey	Bridgewater NHS Trust
Andy Muir	Community Health Partnerships
Michael Bell	Planning Policy & Programmes Manager, Warrington Council
Mike Alsop	Integrated Commissioning, Warrington Council
Helen Kilgannon	Property & Estates Management WBC
Tracy Flute	Head of Public Health Knowledge & Intelligence
Louise Parr	Property & Estates Management WBC
Eleanor Blackburn	Strategic Partnerships and Interim Stronger Communities Commissioning Manager, WBC
Melanie Alsop	Service Development Manager, Primary Care Commissioning Warrington CCG
Lee Bushell	Warrington & Halton Hospital Foundation Trust
Nikki Kempster	Renova Developments
Barbara Parratt	Area Manager South Team
Maha Saeed	Locum Consultant in Public Health
Lee Bushell	Warrington & Halton Hospital Foundation Trust
Elaine Reading	Public Health PA

Apologies:

Dave Cowley	Head of Housing, Warrington Borough Council
Judith Murphy	5 Boroughs Partnership
Neil Grice	Area Director Community Health Partnerships
Arthur Pritchard	Estates and Valuation Manager, Warrington Borough Council
George Cresswell	Associate Director Estates & Facilities WHHFT
Ian Willett	General Manager, Renova
Hilary Grant	Contracts Manager NHS England North
Steve Peddie	Operational Director, Adult Social Care, Warrington Council
Vicky Snape	Health Protection Specialist
David Scannell	Senior Contracts Manager, NHS England
Vicki Dunning	Livewire
Nick Armstrong	Chief Operating Officer, Warrington CCG

1.	Item	Action
	Welcome and Introductions	
2.	Minutes of last meeting	
3.	Actions from the last meeting	
4.	Spotlight on The Local Plan:	
	<p>Local Plan Review Update – The preferred development options plan will be going to Exec Board on the 10/7/17 and has seen a lot of input from public health and partners. There will be a 6 week consultation following Exec Board approval.</p> <p>The plan is to hold one event per week to include drop-in sessions, briefing sessions for officers and partners. Will also be holding events in school settings with 7 events scheduled to go out in the geographical</p>	

	<p>areas. – a good turnout is expected as high interest has been generated – current hot topic.</p> <p>NK – when the Local Plan is approved it would be a good idea to update the SEP. Needs to ensure this happens at each stage.</p> <ul style="list-style-type: none"> • Final plan will be ready by end of next year • SEP feeds in to section 106 • LDS Alliance – would be helpful for them to know also • Annual updates may be needed – e.g. on capacity information • Ensure this information also goes to the clusters <p>MB – HCA provision – south planning application has had to be deferred. The scheme is going back to committee in June Grappenhall Heyes and Appleton Thorn</p> <p>Older People Extracare Provision & Housing – Facilities for housing with care such as seen in retirement villages and in their own homes. MA has mapped out what we currently have available.</p> <p>Need to understand some of the future needs such as independent living with shared facilities, dining rooms etc - need to have a conversation with developers.</p> <p>Reportedly the larger ageing population will suffer with dementia in the coming years and there is a need to look at Extracare but not in isolation – residential beds in a care home and mentally ill provision. Moving away from older models of care. MA wants to feed Extracare in to the Local Plan to avoid inappropriate housing.</p> <p>MB is working up the formal draft plan – actions in the housing strategy with reference to the local plan – cannot stress the importance of getting it right first off.</p> <p>It was noted Housing strategy is not just private developers – important time to link in housing for older people and make sure we are connecting it to the right strategies.</p>	
5.	Round Table Updates	
6.	Any Other Business:	
7.	Dates of next meetings	

Warrington Transformation Estates Enabler Group

27th July 2017, 15:30 – 17:00

Conference Room

New Town House

Attendees:

Dr Muna Abdel Aziz	Director of Public Health, Warrington Borough Council
Nick Armstrong	Chief Operating Officer, Warrington CCG
Michael Bell	Planning Policy & Programmes Manager, Warrington Council
Mike Alsop	Integrated Commissioning, Warrington Council
Arthur Pritchard	Estates and Valuation Manager, Warrington Borough Council
Ian Willett	General Manager, Renova
Vicky Snape	Health Protection Specialist
Eleanor Blackburn	Strategic Partnerships and Interim Stronger Communities Commissioning Manager, WBC
Melanie Alsop	Service Development Manager, Primary Care Commissioning Warrington CCG
Lee Bushell	Warrington & Halton Hospital Foundation Trust
Chris Morris	Head of Asset Management -Torus
Barbara Parratt	Area Manager South Team
Elaine Reading	Public Health PA

Apologies:

Chris Starkey	Estates Manager - Bridgewater NHS Trust
Judith Murphy	5 Boroughs Partnership
Neil Grice	Area Director Community Health Partnerships
Andy Muir	Community Health Partnerships
George Cresswell	Associate Director Estates & Facilities WHHFT
Linda Bennett	Chief of Healthcare Commissioning – Warrington CCG
Hilary Grant	Contracts Manager NHS England North
Steve Peddie	Operational Director, Adult Social Care, Warrington Council
Tracy Flute	Head of Public Health Intelligence
Dave Cowley	Head of Housing, Warrington Borough Council

1.	Item	Action
	Welcome and Introductions	
2.	Minutes of last meeting	
3.	Actions form the last meeting	
4.	Spotlight on The Local Plan:	
	<p>Local Plan Review update – Consultation is now up and running, with the preferred plan available on the WBC website. Area and settlement profiles have all been reported on. MB informs there is a large amount of information available to view on the website.</p> <p>Planning colleagues are currently undertaking 9 drop-in consultation sessions across the borough. The first of which was held in Winwick, where an estimated 300 people attended.</p>	

	<p>Next steps will be to look at the preferred development option; and start to work on the details for the needs of older people, type and mix of housing, and extra care facilities.</p> <p>MA – pursue possibilities that NHS can release land assets for extra care facilities.</p> <p>MB – level of growth for Lymm is not compatible in existing areas and would need further investigation. Flag up at the next meeting.</p> <p>Discussed the urban areas of south east Warrington and up to the Waterfront, including Burtonwood – all these areas cannot cope from a health infrastructure with the capacity as it stands.</p> <p>NA to invite MB and TF to a CCG Commissioners meeting which would help with an overview on the development areas</p> <p>Need to have a more detailed update; local plan wise.</p> <p>In terms of hospital, querying looking at estates but there seems to be a lack of interest from the STP side – it was noted that the clinical perspective is not clear yet to drive the estate plan for the Acute Trust.</p> <p>MB advised planning application received for Appleton Cross has been deferred. It is due back to planning in September.</p> <p>Lymm Extra Care facility – a position statement to gather information is needed for development plans. MB to meet with VS, Mike A, TF and Dave Cowley. The draft Housing Strategy encompasses this work but needs the position statement to be published to enable planning to proceed.</p> <p>It would be helpful to hyperlink the position statement into the JSNA at the same time.</p>	
5.	Round Table Updates	
6.	Any Other Business:	
7.	Dates of next meetings	

Warrington Borough Council Local Plan Review

Duty to Co-operate Meeting Notes

21st August 2017

WBC, New Town House, Warrington

Attendees:

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

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

Joanne McGrath (JM) Principal Planning Policy Officer (Warrington Borough Council)

Alasdair Cross (AC) Planning Policy and Transport Manager (Halton Borough Council)

Joanne Harding (JH) Principal Planning Policy Officer (Halton Borough Council)

WBC Local Plan Reg 18 Part 2 Consultation

- AC expressed his surprise that the SWEU has been included as a proposed growth area. HBC was not aware this would be included.
- AC expressed concern that the SWEU would join Moore on the HBC and WBC boundary
- MB explained that the Call for Site submissions were shared with HBC at the last DtC meeting in April and its potential for inclusion in the plan was discussed but that this had not be formally agreed by members at that stage.
- AC outlined that the SWEU causes issue for Halton which could result in a potential objection.
- AC expressed his concern in relation to the proposed expansion of Port Warrington and its access through Moore village. He would need to discuss with highways colleagues.
- MB set out the development concept for the SWEU which has been prepared by AECOM to support the PDO consulation. MB explained a development concept had also been prepared for the SE Garden City urban extension area.
- AC wished to reserve the position of HBC before making any formal reps.
- AC outlined that HBC will be making a representation to the Western Link consultation. This is generally supportive, subject to a review of the modelling data, but needs to be approved by HBC members.

- MB set out the proposed housing number in the PDO and queried whether the scale of uplift caused HBC a problem?
- AC/JH confirmed that they had no significant concerns with the scale of growth at this stage

Halton Borough Council Update (AC)

- HBC have limited options for potential GB release and there is the likelihood of release in and around Moore village
- It is anticipated that a report will be going to Halton's Executive Board during October 2017 seeking authority to consult on a Core Strategy Local Plan Review, with a Regulation 19 consultation anticipated by the end of 2017.

Actions

- HBC & WBC CEOs to discuss formal response to WBC PDO consultation.
- Further DtC meeting to be arranged following outcome of this discussion.

Warrington Borough Council Local Plan Review

Duty to Co-operate Meeting Notes

Thursday 14th September 2017

Halton BC, Municipal Buildings Widnes

Attendees:

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

Joanne McGrath (JM) Principal Planning Policy Officer (Warrington Borough Council)

Alasdair Cross (AC) Planning Policy and Transport Manager (Halton Borough Council)

Joanne Harding (JH) Principal Planning Policy Officer (Halton Borough Council)

Tim Gibbs (TG) Divisional Manager - Planning and Development

Current position- WBC Local Plan Regulation 18 Consultation (MB)

- WBC currently undertaking Regulation 18 Preferred Development Option. Consultation deadline now been extended until Friday 29th September 2017.
- Following previous meeting on 21.8.17 between WBC & HBC, a subsequent discussion was held between CEO of both HBC and WBC in relation to the SWUE.
- CEOs agreed that officers would meet to discuss implications of the site and how best to respond to WBC's consultation avoid any potential objection.

SWUE discussion

- AC expressed his view that Halton were not provided with details of the SWUE prior to the formal start of the Reg 18 consultation. The submitted call for site received by WBC encroached into HBC borough boundary and therefore HBC should have been altered to it earlier in process.
- MB stressed WBC did not purposely mean to withhold any information and that he was unable to provide definitive information on the proposed SWUE area location until it had formally been approved by members and as of April 2017 when the last DtC meeting was held, this had not been approved.
- MB reiterated that the consultation is a Regulation 18 consultation not a draft plan (Reg 19) and therefore does not have any formal site allocations or detailed policies as yet.
- Additional work carried out by AECOM is purely a development concept for discussion not a specific allocation and is subject to consultation.

- TG asked why the proposed SWUE was considered beneficial to Warrington and the plan. MB explained its strategic benefits, GB performance and potential relationship with proposed western link road.
- MB confirmed that transport modelling work for the Western Link and the wider Local Plan had not been completed as yet and this is due towards end of 2017
- AC outlined the implications the SWUE could have on Moore and Halton BC proposed alterations to the GB in that area and that WBC are likely to get significant objections from Moore PC and residents in relation to the SWUE.
- The possibilities of where a 'green gap' could be placed was discussed but this would need to be worked up and agreed at the draft plan stage should the SWEU form a formal site allocation. Agreed to continue such discussion as and when necessary.

Port Warrington

- AC raised issues with Port Warrington and its expansion into Moore nature reserve, employment generation and its existing access.
- AC expressed a view with regards to the huge implications of the GB 'gap' between Warrington and Halton as part of the Port Warrington proposal.
- AC explained that in his view HBC members and CEO would be concerned about the loss of GB in the SWEU area and its relationship with Moore and the expansion of Port Warrington.
- MB explained that Port Warrington previously been included in adopted Local Plan Core Strategy as a Strategic Opportunity.
- MB acknowledged concerns and welcomed HBC formal comments and questions in relation to the current consultation in order to seek to address this.
- It was agreed that HBC would submit a number of questions to WBC in its response to clarify such points.

Halton BC Local Plan update

- TG set out that the LP is looking to remove Moore Village from the GB.
- This will be discussed/approved a forthcoming member working group
- HBC Reg 19 consultation expected to be held over next few months before end of 2017.
- AC provided update on the draft Liverpool City Region Strategic Housing and Employment Land Market Assessment (SHELMA) and that it will be publically available in the next few weeks.
- TG and AC confirmed that they were comfortable with the housing number WBC are proposing within the PDO.

Actions

- AC/TG to confirm what the formal view is of HBC in response to WBC Reg 18
- Representation will be made before 29.9.17

DRAFT

Warrington Transformation Estates Enabler Group

20th September 2017, 15:30 – 17:00

Room C Ground Floor

New Town House

Attendees:

Dr Muna Abdel Aziz	Director of Public Health, Warrington Borough Council
Nick Armstrong	Chief Operating Officer, Warrington CCG
Michael Bell	Planning Policy & Programmes Manager, Warrington Council
Andy Muir	Community Health Partnerships
Arthur Pritchard	Estates and Valuation Manager, Warrington Borough Council
Chris Starkey	Estates Manager - Bridgewater NHS Trust
Vicky Snape	Health Protection Specialist
Melanie Alsop	Service Development Manager, Primary Care Commissioning Warrington CCG
Chris Morris	Head of Asset Management -Torus
Elaine Reading	Public Health PA
Tracy Flute	Head of Public Health Intelligence
Dave Cowley	Head of Housing, Warrington Borough Council

Apologies:

Barbara Parratt	Area Manager South Team
Judith Murphy	5 Boroughs Partnership
Neil Grice	Area Director Community Health Partnerships
Eleanor Blackburn	Strategic Partnerships and Interim Stronger Communities Commissioning Manager, WBC
George Cresswell	Associate Director Estates & Facilities WHHFT
Linda Bennett	Chief of Healthcare Commissioning – Warrington CCG
Hilary Grant	Contracts Manager NHS England North
Steve Peddie	Operational Director, Adult Social Care, Warrington Council
Alan Land	Community Health Partnerships
Dan Stevenson-Ienard	Community Health Partnerships
Ian Willett	General Manager, Renova
Mike Alsop	Integrated Commissioning, Warrington Council
Dr Maha Saeed	Consultant in Public Health
Lee Bushell	Warrington & Halton Hospital Foundation Trust

1.	Item	Action
	Welcome and Introductions	
2.	Minutes of last meeting	
3.	Actions form the last meeting	
4.	Spotlight on The Local Plan:	
	<p>Local Plan Review update: –</p> <p>Consultation on the Local Plan is coming to an end (29/9/17). Planning colleagues have been handed over 2,000 responses to date and will be expecting between 5,000 and 6,000 responses in total. Next steps will be to review the emerging themes in order to inform transport modelling, with a time frame of between now and Christmas. The plan going forward will be to discuss with members. By spring 2018 colleagues should have better understanding of the timescales to adopted plan.</p>	

	<p>Noted that the Government have published a revised housing methodology for calculation purposes and as we progress our plan we will need to revisit for our own calculations.</p> <p>Current consultation is based on estimated 955 homes per year in Warrington. Whereas, government figures have come out reasonably within that at 941 homes. WBC have planned for more development in relation to the expected growth that is likely to take place in Warrington in future. Further update on the Local Plan will come to the November meeting.</p> <p>Appleton Cross and Grappenhall Heyes planning application has been deferred for members to consider.</p> <p>Peel Hall is going to appeal for the outcome of the planning application. Mike Davies will confirm all the S106 requirements. The council will need to agree S106 contributions in the heads of terms. Action:- Muna to brief Nick</p>	<p>MB</p> <p>MAA</p>
5.	Round Table Updates	
6.	Any Other Business:	
7.	Dates of next meetings	

Warrington Transformation Estates Enabler Group

23rd November 2017, 13:00 – 14:30

Room C Ground Floor

New Town House

Attendees:

Dr Muna Abdel Aziz	Director of Public Health, Warrington Borough Council
Nick Armstrong	Chief Operating Officer, Warrington CCG
Michael Bell	Planning Policy & Programmes Manager, Warrington Council
Eleanor Blackburn	Strategic Partnerships and Interim Stronger Communities Commissioning Manager, WBC
Arthur Pritchard	Estates and Valuation Manager, Warrington Borough Council
Chris Starkey	Estates Manager - Bridgewater NHS Trust
Vicky Snape	Health Protection Specialist
Melanie Alsop	Service Development Manager, Primary Care Commissioning Warrington CCG
Judith Murphy	North West Boroughs Healthcare
Mike Alsop	Integrated Commissioning, Warrington Council
Tracy Flute	Head of Public Health Intelligence
Dave Cowley	Head of Housing, Warrington Borough Council
Lee Bushell	Warrington & Halton Hospital Foundation Trust
Ian Wright	Warrington & Halton Hospital Foundation Trust
Simon Kenton	Programme Director - Accountable Care Partnership
David Gallear	Network & Desktop Technical Lead
Elaine Reading	Public Health PA

Apologies:

Ian Willett	General Manager, Renova
Rachel Mellor	ACP Programme Manager
Chris Morris	Head of Asset Management -Torus
Andy Muir	Community Health Partnerships
Marie Anne Hunter	Warrington CCG
Lorraine Goude	Interim Operational Director Adult Services

1.	Item	Action
	Welcome and Introductions	
2.	Minutes of last meeting	
2a.	Actions form the last meeting	
3.	Spotlights	
4.	Round Table Updates	
	<p>MB – the Local Plan consultation ended 29/9/17. In receipt of 4,000 responses / objections. Approximately 100 green belt sites have been put forward for consideration.</p> <p>One issue that came out of the consultation quite strongly was concern around capacity of the hospital to deal with the scale of growth. In looking for a new site for the hospital, MB would like to link in to the conversation. To facilitate through the Local Plan process and to address the level of expectations.</p> <p>Consideration for the necessary infrastructure and implications for the roads and services also needs to feed into the process.</p>	

	<p>Planning applications – Appleton Cross was approved in October and contains provision for health facilities within it.</p> <p>Omega – although interest received for residential development there is currently no plans submitted for the health facility. Reported things have gone quiet in this area. The CCG have tried to move on with this element of the scheme, but is on hold. MB to link up CCG to OWL.</p>	
5.	Any Other Business:	
6.	Dates of next meetings	

Warrington Transformation Estates Enabler Group

30th January 2018, 13:00 – 14:30
Room C Ground Floor
New Town House

Attendees:

Nick Armstrong	Chief Operating Officer, Warrington CCG
Michael Bell	Planning Policy & Programmes Manager, Warrington Council
Eleanor Blackburn	Strategic Partnerships and Interim Stronger Communities Commissioning Manager, WBC
Arthur Pritchard	Estates and Valuation Manager, Warrington Borough Council
Chris Starkey	Estates Manager - Bridgewater NHS Trust
Tracy Flute	Acting Principal in Public Health
Hilary Grant	Contracts Manager Commissioning NHSE
Pauline Underwood	NHSE
Michelle Wood	Head of Housing and Health - Torus
Rachel Mellor	ACP Programme Manager
Lee Bushell	Warrington & Halton Hospital Foundation Trust
Ian Wright	Warrington & Halton Hospital Foundation Trust
Chris Skinkis	Service Co-ordinator Neighbourhoods
Barbara Parratt	Community Centres Marketing Manager Neighbourhoods
Elaine Reading	Public Health PA

Apologies:

Ian Willett	General Manager, Renova
Vicky Snape	Health Protection Specialist
Melanie Alsop	Service Development Manager, Primary Care Commissioning Warrington CCG
Judith Murphy	North West Boroughs Healthcare
Mike Alsop	Integrated Commissioning, Warrington Council
Lorraine Goude	Interim Operational Director Adult Services
Simon Kenton	Programme Director - Accountable Care Partnership
David Gallear	Network & Desktop Technical Lead
Mike Kenny	AD - NWBH
Andy Muir	Strategic Estates Advisor – Community Health Partnership
Muna Abdel Aziz	Director of Public Health, Housing, Neighbourhoods, Public Protection, Community Safety & Resilience, Strategic Commissioning

1.	Item	Action
	Welcome and Introductions	
2.	Minutes of last meeting	
2a.	Actions form the last meeting	
3.	Spotlights	
4.	Round Table Updates	
	<p><u>Local Plan:</u> A press release for the draft Local Plan is due to be sent out w/c 5th February. The draft Local Plan itself is expected to be finalised autumn/winter 2018. Colleagues are still working through some of the representation and noted, in the interests of joint working, the hospital felt they have been excluded from the process. Their representation at this time has been unhelpful. IW explained, recent issues around Governance</p>	

	<p>within the hospital have now been addressed and he will take the TEEG minutes to their Board for information and update.</p> <p>MB highlighted concerns with the Omega development; the residential element is moving quickly however it was noted, the retail element has not been established sufficiently and the larger retail provision has not attracted any of the big supermarkets. Omega is expected to pick up some of the health developments for the area and there is a lack of progress on this part. AP added that the anchor retail issue will compromise development. This will have a knock on effect for the smaller retail providers. NA thought it would be useful to see the housing registration and trigger point for local practices.</p> <p>Dawson House development has seen their residential scheme reach completion. As part of a long standing agreement, a health contribution of £30k was agreed. Action: MB & TF to look at Practices in the area with a view to utilising the agreed health contribution.</p> <p>Peel Hall – Feedback from Development Management team has advised there is not enough capacity within Padgate and Fearnhead; expected difficulties in going forward. NA noted that Primary Care health facility for the two practices to come together is not what developers want.</p>	MB/TF
5.	Any Other Business:	
6.	Dates of next meetings	

Warrington Transformation Estates Enabler Group

22nd March 2018, 14:00 – 15:30

Room C Ground Floor

New Town House

Attendees:

Muna Abdel Aziz	Director of Public Health, WBC
Nick Armstrong	Chief Operating Officer, Warrington CCG
Michael Bell	Planning Policy & Programmes Manager, Warrington Council
Melanie Alsop	Service Development Manager, Primary Care Commissioning Warrington CCG
Chris Starkey	Estates Manager - Bridgewater NHS Trust
Tracy Flute	Acting Principal in Public Health
Judith Murphy	North West Boroughs Healthcare
Mike Alsop	Integrated Commissioning, Warrington Council
Michelle Wood	Head of Housing and Health - Torus
Rachel Mellor	Warrington Together Programme Manager
Ian Wright	Associate Director Estates and Facilities Warrington & Halton Hospital Foundation Trust
Dan Bradley	Torus / Helena
Elaine Reading	Public Health PA

Apologies:

Ian Willett	General Manager, Renova
Arthur Pritchard	Estates and Valuation Manager, Warrington Borough Council
Hilary Grant	Contracts Manager Commissioning NHSE
Pauline Underwood	NHSE
Eleanor Blackburn	Strategic Partnerships and Interim Stronger Communities Commissioning Manager, WBC
Barbara Parratt	Community Centres Marketing Manager Neighbourhoods
Andy Muir	Strategic Estates Advisor – Community Health Partnership
Dave Cowley	Housing Standards & Options Division

1.	Item	Action
	Welcome and Introductions	
2.	Minutes of last meeting	
2a.	Actions form the last meeting	
3.	Spotlights	
	<p><u>Work input into draft Local Plan:</u> – Work is ongoing with the Local Plan. The next key milestone is for the publication of the formal draft version which will be presented to Executive Board in October. The Planning department are currently working through 4,000 representations made following the Preferred Development Option consultation last year.</p> <p>Confirmation of community infrastructure is needed for the main development areas of the Garden Suburb (South East Extension), the Waterfront and the South West Extension.</p>	

The PDO currently identifies the requirement for new schools, sport & leisure facilities, open space and health facilities in these areas.

It has been highlighted that facilities could be shared by different services, it has been suggested that there should be a combined workshop session.

The invitation goes out to representatives from Livewire, the CCG, Education and Public Health.

The first in a series of meetings/workshops is scheduled for 4/4/18 and colleagues from Warrington and Co will be undertaking more detailed master planning work to firm up proposals.

It is hoped that colleagues can reaffirm the infrastructure by early May with subsequent work required to confirm indicative costs. A further meeting will be held later in May to discuss site allocations in the outlying settlements. There are noted issues around health delivery particularly in outlying settlements such as Lymm and Burtonwood.

MB added that in finalising the housing evidence we need to fully understand the requirements for different types of housing, including supported housing for the elderly. GL Hearn Consultants have been retained to scope the brief and advise on the development.

In moving forward there is process in place to look at housing land availability for brownfield sites, this is to feed in to the Strategic Estates Plan. Forecast due out soon and will tie in well with the Local Plan. Strategic Estates Plan project manager is from Renova and will be linking in with MB and TF to align both plans.

MB updated that the Government has amended its National Policy Guidance around the S106 system, to give councils a bit of leeway before they introduce Community Infrastructure Levy, which is a non-negotiable levy for community infrastructure. The rate is to be set based on existing land values and therefore this could generate significant sums where green field sites are being proposed for development.

JM advised that the current childrens' mental health facility sits within a site earmarked for development. Should this go ahead then they would look to relocate staff and patients back to Hollins Park. Further resources would be needed to provide clinical space, admin facilities, consulting rooms and equipment storage. JM noted that the process has gone to appeal.

Extracare Position Statement and Housing Position Statement:-

MA reaffirmed the position:-

- Establishing what housing we have got
- Looking at the different types of housing needed
- Evidencing gaps in extra care with dementia
- Evidencing gaps in extra care for younger adults with dementia
- Started putting work together on supported mental health provision
- Mapping provision for now and for the long term
- Looking at LD provision

Including the housing market assessment brief with GL Hearn – **MB to share with Mike A**

MB

	<p>Discussions are taking place around each type of provision and where it is best located. However there is a noted lack of dialogue with developers at present.</p> <p>JSNA recommendations will support and inform where the need is likely to be.</p> <p>MikeA reiterated the importance of supplying the correct information for the brief.</p> <p><u>Torus plans for Extracare:-</u> MW advised Torus are happy to expand their offer and expertise around Extracare facilities. MW circulated a report which outlined helpful on-site factual information – attached for reference</p> <div style="text-align: center;">  <p>Torus Sheltered Plus and Extra Care </p> <hr style="width: 100px; margin: auto;"/> </div> <p><u>Current Hospital Site:-</u> Currently full to capacity, the hospital has seen a spike in attendance due to adverse weather. Estate space utilisation exercise has been undertaken – nothing available at the moment.</p> <p>Workshop is planned with stakeholders around possible new site – 13 potential new sites have been found and discussion at the workshops will be looking to narrow the list down to 4/5 sites. Action IW to invite MB to the workshop</p> <p>Plans in place for Halton Hospital site over 1 footprint and to include Warrington. Bids are in with NHS England through STP capital bids and will be out to consultation around April time. Advised that no current services at Halton will be changed. Links to the consultation to be shared with this group; Action IW</p>	<p style="text-align: center;">IW</p> <p style="text-align: center;">IW</p>
4.	Round Table Updates	
5.	Review of the ToR:	
6.	Dates of next meetings	

Warrington Borough Council Local Plan Review

Duty to Co-operate Meeting Notes

Tuesday 27th March 2018

Warrington Town Hall

Attendees:

Andy Farrall (AF) Executive Director Economic Regeneration Growth & Environment (AF)

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

Joanne McGrath (JM) Principal Planning Policy Officer (Warrington Borough Council)

Alasdair Cross (AC) Planning Policy and Transport Manager (Halton Borough Council)

Tim Gibbs (TG) Divisional Manager - Planning and Development

Halton BC Local Plan update (AC)

- AC explained Reg 19 consultation ended on 15.2.18
- Received around 2000 submissions from 'customers'. Main areas of comments related to Moore, Halebank and small playing pitch in urban area.
- Objection from Knowsley- consider that key strategic gap is being filled around Cronton. CW&C have a query regarding safeguarded land to the south.
- TG set out that they have a meeting with members in next few weeks to provide an overview of the reps received
- Expect to progress to Submission draft by end of 2018 and would therefore be submitting under the 'new' NPPF.
- EiP anticipated mid 2019
- Continuing with 20 year Plan Period as GB release is required regardless. The housing methodology helps in political terms to justify GB release.
- MB made AC aware of the recently published NPPG.
- TG provided update regarding Liverpool Spatial Plan which seeks to be like the London Plan and all LAs need to agree to contents unanimously.
- The Spatial Plan is likely to follow on from the adoption of updated Local Plans

Local Plan Update WBC (MB)

- WBC currently working through reps received from undertaking Regulation 18 Preferred Development Option.

- Targeting executive board in October 2018 with Reg 19 consultation at end of year
- Submission draft anticipated Spring 2019.
- TG asked GB land in Warrington is in private ownership, AF confirmed ownership was split between Homes England and private land owners.
- AF confirmed Warrington & Co are undertaking a master planning exercise for the proposed SE urban extension.

SWUE discussion

- MB presented plan with revised boundary to proposed site which is now moved further from the shared boundary of WBC & HBC.
- TG was generally supportive of the principle of setting back the allocation.
- TG explained the HBC may have over identified land for housing in Moore and proposed allocation RD1 on the map may not be taken forward
- AF asked TG & AC to take the plan away and discuss with senior management and Members as to whether the proposed boundary can be agreed. He encouraged HBC to agree a 'shared policy' in both plans to deal with this allocation.

Port Warrington

- MB set out that following the consultation more work is being carried out by Peel to confirm its location, size, form and function
- Further ecological and mitigation work is required
- AF explained that the main access road to PW is currently at business case stage with the DFT. A decision is expected in April/May.
- TG expressed concern about the impact of the western extension of the site and the impact on Green Belt / amenity, given the limited separation provided by the ship canal.
- TG asked whether Peel are serious about developing PW. AF confirmed he believed this to be the case given their work on a masterplan and Ocean Gateway commitment.
- TG queried whether Warrington were giving any consideration to an additional bridge to the south. AF confirmed this was not the case and Port access would be to the north via the new road.
- WBC due to meet with peel again in next few weeks and WBC will share future information with HBC as PW will remain a key allocation in Warrington's LP.
- AF queried the type of employment envisaged in Halton's allocation to the south of the ships canal. TG confirmed it would be an extension of existing B8 uses onto land under the ownership of Homes England.

- All agreed that the interface between Port Warrington and Halton's allocations to the south of the ship canal will be the main focus for future duty to cooperate meetings as the respective Local Plans progress.

Fiddlers Ferry

- MB confirmed that in the PDO it is explained that the power station remains but with expected consolidation in how it operates in the future. Compatible uses may be promoted in the future and this is likely to the employment uses.
- WBC will meet with FF operators before next consultation
- MB to share FF rep with HBC in relation to joint issue with the footpath on the protected rail line.

Housing need within the Mid Mersey HMAs

- TG explained current situation with PAS pilot scheme for the Statement of Common Ground for the Liverpool City Region.
- TG to share a copy with WBC
- It is expected that WBC will need to sign parts of the SCG in relation to St Helens and Halton
- TG considered there would be the need for a more detailed SCG between Halton and Warrington
- As part of this agreement, the MM HMA may no longer be appropriate.
- MB explained that Warrington was part of the pilot scheme with Cheshire authorities but it is not clear whether this will progress.

Gypsy & Traveller Needs Assessment

- Both authorities aware of most recent needs assessments and respective numbers
- TG confirmed happy with number required
- MB confirmed the same
- Discussion around current High Court Challenge as this could change the number.

Actions

- MB to provide FF rep to HBC

- TG to provide WBC with draft SCG
- Arrange next meeting for early May 2018 to continue dialogue

DRAFT

Agenda & Minutes

Historic England & WBC

Local Plan & Heritage Update

New Town House-Tuesday 01st May 2018

Attendees:

Emily Hrycan (HE)

Michael Bell (WBC)

David Acton (WBC)

1. Evidence base to date
2. Green Belt Assessment Methodology & the historic environment
3. Additional work to Draft Local Plan
4. Options appraisals
5. Site Selection Methodology overview
6. Next Steps
7. AOB

Minutes:

WBC: Update provided on Local Plan progress and evidence base to date. It is anticipated that consultation will commence Autumn/Winter 2018 on a Draft Local Plan. With regards to the evidence base, the details of how the Historic Environment has been and will be assessed in further working up the Draft Plan through the Site Selection Methodology (SSM) and Masterplanning process were presented. Professional advice on the Historic Environment will be provided to the Council by consultants ARUP and AECOM, through the SSM and Masterplanning work to ensure the Historic Environment is considered and any mitigation measures set out.

WBC: Confirmed that it would not be allocating any Minerals & Waste sites in the Local Plan. It is not envisaged that the Plan will be allocating any sites within the main urban areas in addition to the Waterfront. HE advised that if this changes, the sites would need to go through the same assessment for impact on the Historic Environment as any sites that are to be allocated.

HE: Advised that it would be good practice if all WBC's evidence and supporting information were pulled together to support the Draft Local Plan. This should be made available on the Council's website under the Local Plan evidence base titled 'Historic Environment'. Whilst the production of a topic paper is best practice, HE would not object to the lack of one to inform the Plan.

WBC: Specific reference was made and clarification sought from HE, about the Council's Green Belt Study and the approach taken interpreting the fourth Green Belt purpose, as set out in the NPPF, that being preserving the setting and special character of historic towns. HE stated that in terms of their statutory remit on Green Belts, only Chester would meet this in the NW. HE would not comment on whether they agreed with the principal of a site being removed from the Green Belt. However, when the site becomes an allocation, it will need to follow the same process as all other sites with regards the historic environment.

WBC & HE: It was agreed that it is acceptable to treat Lymm and the historic core of Warrington Town Centre as being historic towns for the purpose of the Council's Green Belt Study. It was also clarified and agreed that the definition of historic town in the NPPF does not include stand-alone Conservation Areas. The potential impact on these heritage assets will however need to be separately considered through the Local Plan process.

WBC: Agreed that Objective 5 of the PDO would be amended in the Draft Local Plan to reflect HEs consultation comments and include the words 'Historic Environment'.

WBC & HE: It was agreed that as WBC do not have a comprehensive and up to date set of Conservation Area Appraisals, that the Draft Historic Environment Local Plan policy will make reference to and a commitment to the review of Conservation Area Appraisals, and to them being updated, as required. It was also agreed that within the same policy, reference would be made to the need to carry out Heritage Impact Assessments, where they are required and potentially a commitment to reviewing the Local List.

HE: It was agreed that HE would assist in writing a Draft Local Plan Policy-Historic Environment for WBC. HE also provided some good examples of Local Plan policies and Heritage Impact Assessments that WBC should give consideration to as part of the approach in dealing with the Historic Environment.

HE & WBC: It was also agreed that HE would provide a response to WBC's preferred development sites once decided, anticipated to be early/mid-June, to decide if they need to be the subject of Heritage Impact Assessments. WBC to provide GIS Shape Files to HE.

HE: It was agreed that HE would provide a narrative to WBC about the points that define Warrington from a historic environment prospective.

AOB: The Local Plan will need to demonstrate that it is dealing with heritage at risk as part of its strategy. There may be some funding available from HE towards assets on the

Heritage at Risk Register, such as the Transporter Bridge, and this would be worth WBC exploring. HE will provide contact on this to arrange a meeting.

Agreed next meeting would take place in June 2018. D A to arrange next meeting.

Planning Liaison Meeting Agenda & Minutes



Date: Wednesday 9th May 2018

Attendees: Andrew Leysens – Planning Manager
Leanne Crook – Network Asset Manager Wastewater
Tracey Harrison – Network Risk Analyst Wastewater
Andrew Bent - Network Asset Manager Water
Sarah Cawley – Network Risk Analyst Water
David Acton – Planning Policy Officer
Joanne Mcgrath – Principal Policy and Strategy Officer

- Introductions

Agenda Discussion Topics:

1. General overview – The role of UU Developer Services and Planning (policy and development control perspective), UU's pre-application service;
2. Council's latest planning policy and development control updates;
3. Any available site allocations near to WwTWs or within groundwater SPZs?
4. Water resource management plan;
5. Surface water disposal and planning conditions - The importance of the surface water hierarchy and the role of planning conditions;
6. Any key developments – at planning stage, under construction and/or any anticipated building start dates for consented schemes;
7. OAN and housing trajectory;
8. Any other business;
9. Agree key actions before closing the meeting.

Minutes:

WBC-Update provided on Local Plan progress, timetable and broad areas for growth. WBC anticipates to be consulting on a Draft Local Plan and site allocations about Autumn/Winter time 2018. United Utilities to be invited to a site selection workshop along with the Environment Agency and Natural England to discuss site allocations, ahead of Draft Local Plan consultation.

WBC & UU: The outlying settlements will be subject to proportionate growth as part of the Draft Local Plan. UU reported that if the growth is to be delivered through a number of small sites, this would potentially be an issue for UU, especially in relation to Lymm.

WBC: Draft Local Plan policy on flood risk to be provided to UU for comment, ahead of the Draft Local Plan consultation, as policy will need to have due regard to UU's assets. The updated SHLAA, development trajectory and the last 10 year build out rates to be provided to UU once completed, anticipated to be sometime in June 2018.

UU: Update provided by UU about how the business operates, their 5 year business plans and the right of developers to connect to UU's infrastructure. Whilst there is a statutory right to connect to UU's infrastructure, surface water run-off is a big issue that will need to be addressed in line with the Water Hierarchy, through the use of SuDs where possible and Surface Water Management Strategies.

UU: It was reported that there are water bore holes in Lymm and Winwick that will need to be given consideration in the site assessment process. UU to provide GIS layers to WBC. There will also be a need to consider Ground Water Protection Zones (GWPZ's) as part of the Masterplanning work.

UU: There is no cost per se on developers to connect to UU's infrastructure as developers pay an infrastructure charge to central Government. However, any costs associated with UU large bore pipes that need to be diverted to facilitate development, will fall onto the developer. It was also reported that construction costs would potentially increase in areas that have GWPZ's.

UU: It was reported that UU's assets will need to be protected from any statutory nuisance claims that could arise from the proposed growth, as residential development could introduce new sensitive receptors around established and existing UU uses. It was also noted that the existing Gatewarth waste treatment plant and additional operational land for expansion, would need to be safeguarded from sterilisation as it would be need to accommodate Warrington's proposed levels of growth.

Warrington Transformation Estates Enabler Group

10th May 2018, 13:00 – 14:30

Room C Ground Floor

New Town House

Attendees:

Nick Armstrong	Chief Operating Officer, Warrington CCG
Arthur Pritchard	Estates and Valuation Manager, Warrington BC
Michael Bell	Planning Policy & Programmes Manager, Warrington BC
Andy Muir	Strategic Estates Advisor – Community Health Partnership
Alan Simper	Community Health Partnership
Neil Grice	Community Health Partnership
Judith Murphy	North West Boroughs Healthcare
Stuart Atkinson	North West Boroughs Healthcare
Michelle Wood	Head of Housing and Health - Torus
Vicky Snape	Health Protection Specialist
Elaine Reading	Public Health PA
In Attendance	
Jo Taylor	Strategic Partnership and Commissioning Manager
Chris Skinkis	Service Co-ordinator Neighbourhoods

Apologies:

Ian Willett	General Manager, Renova
Melanie Alsop	Service Development Manager, Primary Care Commissioning Warrington CCG
Hilary Grant	Contracts Manager Commissioning NHSE
Lee Bushell	Head of Capital Projects – Estates WHHFT
Simon Kenton	Programme Director Warrington Together
Muna Abdel Aziz	Director of Public Health, WBC
Eleanor Blackburn	Strategic Partnerships and Interim Stronger Communities Commissioning Manager, WBC
Chris Starkey	Estates Manager - Bridgewater NHS Trust
Tracy Flute	Acting Principal in Public Health
Dave Cowley	Housing Standards & Options Division
Rachel Mellor	Warrington Together Programme Manager
Ian Wright	Associate Director Estates and Facilities Warrington & Halton Hospital Foundation Trust

1.	Item	Action
	Welcome and Introductions	
2.	Minutes of last meeting	
2a.	Actions form the last meeting	
3.	Spotlights	
	<p><u>Work input into draft Local Plan:</u> –</p> <p>Strategic Housing Market Assessment – This has been commissioned and there is a meeting scheduled for 15th May with the consultants and Housing</p>	MB

Highways England Liaison Meeting

21st May 2018

Attendees:

Robert Heywood (RHe), Ben Laverick Highways England,

Rachel Hiorns (RHi), Pete Wilson Atkins

Alan Dickin, John Nichol, Steve Hunter, Michael Bell & Richard Moore (WBC)

Items of business:

1. PDO comments and next steps
 - General discussion around HE formal response to the PDO and the HE's concerns regarding impact on SRN and performance of motorway junctions. Agreed that further joint modelling work is required.
 - Particular concern regarding impact of growth in SE Warrington and the type and phasing of the development.
2. Garden City masterplan
 - Discussion around masterplanning process being carried out by Aecom and attended by RH. The HE would support development which places a strong emphasis on non-car modes in terms of design, layout and infrastructure. MB to note.
 - There is a concern around deliverability of infrastructure (local and SRN) and phasing of development.
 - The exceptional circumstances for why development is happening in the SE green belt needs to be fully explained. MB to note
3. HE study proposals for M6 J20 and M56 J10
 - RHe is proposing study of these two junctions to identify suitable designs to address cumulative effect of additional traffic arising from new housing/employment sites coming forward in SE. Regarded as a priority to serve phase 1 SE development.
 - Confirmed that all of the junctions are responsibility of WBC. Only the slip roads belong to HE.
 - The "filling the gap" Smart Motorway Project J19 to 22 is expected to be included at the end of RIS2
 - WBC to support study and agreed to work towards agreed solutions.
 - RHe to make contact re scoping meetings asap. Aim to inform the draft local Plan by autumn 18. Expect to take around 6-8 months. AD to be WBC's first point of contact.
 - Aim is to produce a SOBC for these junctions for future funding – RIS2?
 - Other items considered to include P&R at J20, promotion of car sharing/pocket parking schemes using spare car parking on employment sites. AD will circulate a P&R study report produced in 2008 which suggested that J9 on M62 was best option for strategic bus P&R.

4. Live planning applications and pre app, especially focussing on M6 J20 and surrounding areas
 - Two sites near J20 discussed currently in pre-app/ Environmental scoping process
 - Concern shared that sites do not come forward without understanding of wider need for infrastructure to support full masterplan
5. Warrington East Phases 2 and 3 including public exhibition
 - JN informed HE of current stakeholder engagement and difficulty of involving the smart motorway. RHe to investigate contacts.
6. M62 J11 Abnormal load bay
 - WBC updated RH on current contact from elsewhere in HE.
 - JN to share information received to date with RHe
7. Smart Motorways
 - RH updated WBC on current programme for M62 J12-10
 - Likely to be after Warrington East Phase 3 completed in late 2019
8. Designated Funds for Cycling and LCWIP
 - JN update on progress with LCWIP including proposed network. To send copy of cycling vision presentation to BL.
 - Group discussed potential cycle schemes for including in RIS2/3 and the HE Designated funds programmes, eg M62 Omega, Birchwood Way, J9 M62
9. Air Quality
 - RM discussed the AQMA of the motorway box
 - There are only two monitoring stations – are more planned as part of the SMPs?
 - AQ is not part of RHe's remit but he would provide RM with contact details of HE colleagues responsible for AQ monitoring
10. Transforming Cities Fund
 - WBC to submit Expression of Interest by 8th June.
 - Letter of support could be provided by HE. JN to draft and send to RHe.
11. Future meetings

Agreed that the meeting was very useful and should precede all future higher level meetings between RHe and WBC's senior management team. RHe to arrange future dates.

Minutes of Duty to Cooperate Meeting 11 June 2018

Attendees :

- GMCA – Rebecca Friday
- Salford City Council : Claire Thorn, Jimmy McManus
- Trafford : Clare Taylor-Russell
- Wigan : David Kearsley
- Warrington : Joanne McGrath, Michael Bell, Adam Graham
- TFGM : David Nixon

1. GMSF Update – GMSF Second Draft to Joint AGMA/GMCA Executive 27th July followed by consultation starting in August 2018 for 12 weeks. It will be a Joint DPD because the SDS Regs will not be in place by August. The plan dates have been extended to 2036. At the point the Second Draft of the GMSF is consulted, the background papers will be published, including Transport Studies. Discussed - Concept Planning work, Housing Package plus an extra year OAN figure, 2016 based SNPP figures, Site Selection Process. LDS - August Second Draft GMSF, June 2019 Publication, Autumn/Winter 2019 Submission, Examination 2020 with Adoption 2020.
2. Warrington Local Plan Update – Publication expected Autumn/Winter 2018 – awaiting household projections. Housing provision figure will meet OAN in full. Warrington indicated that they could not take any of GM's housing provision and are not expecting GM to take any of theirs. Focus is more on urban extensions to the south and south west with some incremental growth in the settlements including Lymm and Culcheth. Some Green Belt will be released. Conceptual Masterplans for areas – legal advice is be careful what you put on a map, especially at Reg 19 stage. Publishing a Local Transport Plan in parallel. View housing market stretching into St Helen's. HE have raised concerns about M6/M56 junction and cumulative impact on SRN. Modelling work has been undertaken and TFGM would like sight of this work.
3. Salford Local Plan – Draft Local Plan October 2016, a further draft Local Plan under Reg 18 will either go out parallel or following GMSF. 2021 Adoption. Warrington questioned the potential implications of the Western Cadishead and Irlam GMSF allocation for Warrington and this was discussed.
4. Trafford Local Plan – Issues Paper is expected to go to Executive at the end of June 2018. This will seek the commencement of the Local Plan review.
5. Salford proposed approach to the Duty to Cooperate/Statement of Common Ground – Publish alongside Reg18 Draft Plan. This will cover the strategic issues and detail the latest position with relevant DTC bodies. Warrington, alongside Cheshire West and East are a pilot for DtC and Statement of Common Ground. Intelligent Plans advising.
6. GM cross boundary issues to discussed :
 - Western Cadishead and Irlam
 - Port Salford City Council
 - Carrington
 - Chat Moss/Nature Improvement Area
 - Manchester Mosses SAC/Rixton Clay Pits SAC – cumulative impact of development

- M6 Junctions 23, 22, Parkside, Haydock Point (St Helens) and cross boundary public transport opportunities / needs
 - Orica Explosives, Culcheth Carrs – close to South of Pennington
 - HS2
7. GM authorities liaison meetings with EA/NE/UU - Defra Urban Pioneer (which covers Greater Manchester) Helen Telfer from EA seconded to GMCA to organise meetings between GM districts on strategic sites. This involved liaising with UU and NE to feed in their comments on sites. GMCA also has a strategic Infrastructure Advisory Group which includes representatives from the Environment Agency and United Utilities. Natural England also attend our Local Nature Partnership.



Warrington Borough Council – Local Plan

Environment Agency / Natural England / United Utilities

Main Development Area Workshops

Garden Suburb

10th July 2018

**Ground Floor Boardroom The Base, Dallam Lane
Warrington, WA2 7NG**

Attendees:

Dawn Hewitt – Environment Agency
Janet Baguley – Natural England
Petula Neilson - Natural England
Andrew Leysens – United Utilities

Michael Bell (MB) – Warrington Borough Council
Ella Gartland (EG) – Warrington Borough Council
John Laverick (JL) – Warrington & Co
Alistair Aldridge (AA) – Warrington & Co
Richard Green – AECOM
Lee Wood - AECOM

Introduction to Garden Suburb

- RG provided an introduction to the site and evolution of the Development Concept

Ecology

- PN confirmed that the Garden Suburb is important in terms of migration of species between Cheshire and Greater Manchester area. Ponds within the site in particular are very valuable and are likely to have Great Crested Newts.
- PN stated that there is a need for a strategic approach to ecological networks in the area.
- PN confirmed that Natural England are piloting 'district licensing' in Cheshire East and CWAC at the moment. The emphasis within this is not just about capturing species such as newts and relocating them but providing enhanced habitat.
- PN confirmed that NE is seeking net gain into the network, not just like-for-like provision of replacement habitat, in accordance with the proposed amendments to the NPPF. There is a particular opportunity for wetland habitat in this area.

- PN suggested it would be useful to overlay watercourses and areas of proposed green space to see if the two align, although appreciate that specifics can be dealt with at application stage.
- PN stated that ponds within housing areas are not particularly successful for habitat purposes.
- PN considered that use of greenspace typologies and the DEFRA metric may be useful (Natural England will come back to the Council with examples of where the DEFRA metric has been used on more strategic sites).
- PN stated that long term management of spaces will also be important and again a strategic approach would be helpful.
- JB stated that this work will need to be consistent with the Plan's Habitat Regulations Assessment (HRA) and highlighted the recent High Court judgement which will need to be taken into account in preparing Warrington's HRA. It is likely that a greater level of detail will be required upfront rather than deferred to the project stage.

Utilities and Flooding

- AL stressed the need for a holistic site wide surface water strategy, incorporating SUDS, and that this should be discussed with the Council in its role as Lead Local Flood Authority (LLFA).
- AL stressed that it would be important that this was a joint strategy agreed by all landowners. It should not be diluted through future land transfers.
- PN stated that this should link into the wider Green Infrastructure Strategy for the site and that this could have ecological benefits.
- AL stressed the importance of the issue of 'right to discharge' and potential ransom situations.
- RG / LW gave the example of their work in North West Cambridge in terms of considering water courses and drainage at the outset as a key building block of the masterplan.
- AL stressed the importance of the design of SUDS, particularly if these are to be adopted and maintained by UU over the long term.
- DH confirmed there are existing 'communities at risk' in Grappenhall – the same watercourse runs through the Garden Suburb adjacent to plots C2 and C3 so need to be mindful of this and mitigate.
- DH and AL confirmed that the development should be seeking to achieve above and beyond greenfield run off rate which should be clearly set out in policy wording.

Next Steps

- MB suggested a further session in the autumn when the development concept has been worked up in more detail, taking into account the comments provided by Natural England, Environment Agency and United Utilities.



Warrington Borough Council – Local Plan

Environment Agency / Natural England / United Utilities

Main Development Area Workshops

South West Urban Extension

10th July 2018

**Ground Floor Boardroom The Base, Dallam Lane
Warrington, WA2 7NG**

Attendees:

Dawn Hewitt – Environment Agency
Janet Baguley – Natural England
Petula Neilson - Natural England
Andrew Leysens – United Utilities

Michael Bell (MB) – Warrington Borough Council
Kevin Usher (KU) – Warrington Borough Council
Beatrice Kunaka (BK) - Warrington Borough Council
John Laverick (JL) – Warrington & Co
Alistair Aldridge (AA) – Warrington & Co

Richard Knight (RK) - Peel Land and Property
Rosie Chant (RC) - Story Homes
John Winstanley (JW) - Story Homes
Rhian Davitt-Jones (RDJ) - Cushman & Wakefield (on behalf of Ashalls)
Felicity Collins (FC) - Turley
Anne Pritchard (AP) – TEP
Ian Holland (IH) - TEP
Dean O'Reilly (DO'R) - SGI Consulting
Sean Rushton (SR) - Randall Thorp

Introduction to South West Urban Extension (SWUE)

- FC provided an introduction to the site and the conceptual masterplan.
- JW / RC confirmed the extent of Story Homes' land interest.
- RDJ confirmed the extent of Ashalls' land interest.

Ecology

- IH outlined the ecological constraints affecting the site which relate to the River Mersey SPA/Ramsar site – wintering birds, protected hedgerows, the watercourse and some limited tree cover. These constraints have informed the masterplan layout.

- PN sought clarification that the woodland belt within the site was to be retained.
- JB stressed the need to consider cumulative impacts across the Local Plan area as whole, through the Habitats Regulations Assessment (HRA), rather than focusing solely on the SWUE.
- JB highlighted the recent High Court judgement which will need to be taken into account in preparing Warrington's HRA. It is likely that a greater level of detail will be required upfront rather than deferred to the project stage.
- PN stressed the importance of considering impact on mitigating birds in the context of the wider Special Protection Area.
- PN stated there is a need to distinguish between the technical requirements for habitat creation as opposed to the provision of natural greenspace which will be required as part of the open space provision for the new residential population.
- PN identified the potential for links to the Bridgewater Canal
- RK confirmed that Peel were keen to improve pedestrian links along the canal across its entire length within the borough, as has been done in Salford to the east and Halton to the west.

Utilities and Flooding

- DO'R provided an overview of high level constraints and initial proposals for drainage and utility connections.
- DO'R confirmed that HSE advice is that no more than 10% of total number of dwellings in the outer blast zone can be located in the middle blast zone.
- JL expressed concern about locating the school in the middle blast zone and that greater consideration needed to be given to the location of the local centre, which should be more central, and to ensure east / west links across the site.
- DH confirmed the risk of flooding along the watercourse.
- AL stressed the need for a site wide surface water strategy, incorporating SUDS, and that this should be discussed with the Council in its role as Lead Local Flood Authority (LLFA).
- AL stressed that it would be important that this was a joint strategy agreed by the 3 landowners. It should not be diluted through future land transfers.
- PN stated that this should link into the wider Green Infrastructure Strategy for the site and that this could have ecological benefits.
- AL confirmed that surface water drainage should not be combined with foul discharge.
- AL stressed the importance of the design of SUDS, particularly if these are to be adopted and maintained by UU over the long term. Reference should be made to the SUDS Manual.
- AL and DH confirmed that UU and EA would offer early engagement as the development proposals were worked up in more detail.
- AL stressed that consideration should be given to ensure that the future development does not compromise any of UU's assets.
- AL considered that the distance from the development to the waste water treatment works appeared reasonable. It would be important to ensure future development maintains access to the works.

- AL stated that due regard should be given to the Ground Water Protection Zones 2 and 3 and recommended liaison with the EA.

Masterplan concept and Land uses

- SR explained the evolution of the masterplan concept, working with existing watercourses, hedgerow positions where possible, creating a buffer to the railway and neighbouring industrial uses.
- Further consideration to be given to the location of retail and education facilities, taking into account points above (re. connectivity) and in relation to possible development phasing / Western Link Road delivery.
- WBC advised that this site will have its own requirements for open space provision and will confirm what the policy requirements are (breakdown of the types/ sizes of spaces required for the development).

Next Steps

- Peel team to provide copy of today's presentation (*Post-meeting note- this was issued to MB by Turley on 11th July for circulation to the meeting attendees*).
- MB suggested a further session in the autumn when the development concept has been worked up in more detail, taking into account the comments provided by Natural England, Environment Agency and United Utilities.
- MB advised that the draft Local Plan is likely go to Executive Board in December.



WARRINGTON
Borough Council

Warrington Borough Council – Local Plan

Environment Agency / Natural England / United Utilities

Main Development Area Workshops

Port Warrington and Waterfront

10th July 2018

**Ground Floor Boardroom The Base, Dallam Lane
Warrington, WA2 7NG**

Attendees:

Dawn Hewitt – Environment Agency
Janet Baguley – Natural England
Petula Neilson - Natural England
Andrew Leysens – United Utilities

Michael Bell (MB) – Warrington Borough Council
Kevin Usher (KU) – Warrington Borough Council
John Laverick (JL) – Warrington & Co
Alistair Aldridge (AA) – Warrington & Co

Richard Knight (RK) - Peel Land and Property
Warren Marshall (WM) – Peel Ports
Kieran Tames – Peel Land and Property
David Diggle (DD) - Turley
Anne Pritchard (AP) – TEP
Ian Holland (IH) - TEP
Dean O'Reilly (DO'R) - SGI Consulting
Alan Lamb (ALm) - AEW

Introduction to Main Development Area

- DD provided an introduction to the site and Peel's development proposals for Port Warrington.
- PN and AL queried the relationship to the wider Waterfront Allocation. This will be important in understanding the overall development concept and mitigation requirements.
- MB / AA provided a brief overview of the wider allocation which is residential led, with supporting social infrastructure and is predominantly under Council ownership.

- AA confirmed the Council is still awaiting a decision on funding for the Western Link Road which is fundamental to unlocking the overall development area.

Ecology

- TEP provided an overview of the ecology strategy to mitigate the loss of part of Moore Nature Reserve, providing the methodology for calculating the required amount of habitat to be re-provided and the potential locations for mitigation. The strategic priority will be to provide the mitigation as close as possible to the development area.
- PN stressed the importance of understanding the specific habitats being lost – both in terms of quantity and quality - and how this is being taken into account in the mitigation proposals. There is a need to distinguish between the technical requirements for habitat creation as opposed to the provision of natural greenspace which can be accessed by the public for recreation.
- PN stressed the importance of considering impact on mitigating birds in the context of the wider Special Protection Area. SPA birds are using the lagoon within the nature reserve which will be lost so a Plan level HRA will be required to identify the extent of the impacts and to inform appropriate mitigation.
- PN stressed the importance of ensuring that the mitigation proposals provide a net gain in biodiversity in accordance with the proposed amendments to the NPPF.
- PN stated that consideration must be given the wider ecological network in terms of mitigation proposals. Natural England's district licensing approach may have off-site implications and Natural England is looking at introducing a developer tariff to contribute to wider ecological enhancements.
- AA stressed the importance of providing mitigation as close as possible to the site given the important recreation role that Moore Nature Reserve currently provides to the local population.
- AL considered it unlikely that UU's lagoons would be available for ecological mitigation measures. Given the level of development being proposed UU are very unlikely to be in a position to release land as their focus will be ensuring that sufficient capacity is available to meet the needs of future residents.
- RK noted the opportunity for early mitigation and that this might reduce the overall amount of off-setting and habitat creation required.
- JB stated that this work will need to be consistent with the Plan's Habitat Regulations Assessment (HRA) and highlighted the recent High Court judgement which will need to be taken into account in preparing Warrington's HRA. It is likely that a greater level of detail will be required upfront rather than deferred to the project stage.
- PN recommended discussing the proposed mitigation measures with the Cheshire Wildlife Trust.
- IH confirmed with JB and PN that there is no need to undertake specific protected species surveys at this stage and that these will be completed at the detailed design stage.

Utilities and Flooding

- DO'R provided an overview of high level constraints and initial proposals for drainage and utility connections.
- AL stated that he would need a greater understanding of the type and scale of employment uses to provide more detail comments.
- WM confirmed that development at Port Warrington will be market led but provided an indication of the range and type of uses that could be accommodated within Port Warrington.
- AL stressed the need for a site wide surface water strategy, incorporating SUDS, and that this should be discussed with the Council in its role as Lead Local Flood Authority (LLFA).
- PN stated that this should link into the wider Green Infrastructure Strategy for the site and that this could have ecological benefits.
- DH stated that there is coordination of individual LLFAs across the Manchester Ship Canal area which could facilitate wider consultation.
- DH stressed the importance of ensuring that Peel's work is consistent with the Council's Strategic Flood Risk Assessment (Stage 1 and 2).
- DH queried whether the modelling work was based on the most up to date data given recent flood defence works.
- DH requested that consideration is given to the depth of any ponds given issues with the site being ex-landfill.
- AL stressed the importance of the design of SUDS, particularly if these are to be adopted and maintained by UU over the long term.
- AL stated the need to check the proposals do not reside over a Groundwater Protection Zone.

Next Steps

- AL requested a separate meeting with the Council to understand the residential element of the development area in more detail.
- MB suggested a further session in the autumn when the development concept has been worked up in more detail, taking into account the comments provided by Natural England, Environment Agency and United Utilities.

Warrington Transformation Estates Enabler Group

24th July 2018, 15:30 – 17:00
Room C Ground Floor
New Town House

Attendees:

Muna Abdel Aziz	Director of Public Health, WBC
Michael Bell	Planning Policy & Programmes Manager, Warrington BC
Andy Muir	Strategic Estates Advisor – Community Health Partnership
Rachel Mellor	Warrington Together Programme Manager
Melanie Alsop	Service Development Manager, Primary Care Commissioning Warrington CCG
Judith Murphy	North West Boroughs Healthcare
Stuart Atkinson	North West Boroughs Healthcare
Louise Parr	Property & Estates WBC
John Morris	Deputy Director Strategic Development and Transformation Bridgewater Community Healthcare NHS FT
Elaine Reading	Public Health PA

Apologies:

Michelle Wood	Head of Housing and Health - Torus
Hilary Grant	Contracts Manager Commissioning NHSE
Pauline Underwood	NHS England
Arthur Pritchard	Estates and Valuation Manager, Warrington BC
Eleanor Blackburn	Strategic Partnerships and Interim Stronger Communities Commissioning Manager, WBC
Nick Armstrong	Chief Operating Officer, Warrington CCG
Tracy Flute	Acting Principal in Public Health
Dave Cowley	Housing Standards & Options Division
Chris Skinkis	Service Co-ordinator Neighbourhoods
Barbara Parratt	Community Centre Marketing Manager - Neighbourhoods
Ian Wright	Associate Director Estates and Facilities Warrington & Halton Hospital Foundation Trust

1.	Item	Action
	Welcome and Introductions	
2.	Minutes of last meeting	
2a.	Actions form the last meeting	
3.	Spotlights	
	<p><u>Work input into draft Local Plan:</u> –</p> <p>Update on the Local Plan –</p> <ul style="list-style-type: none"> • Now ONS have updated population projections • National Planning Performance Framework has come out but does not address housing numbers and national guidance on this has been deferred to September. • Officers currently looking at audit for practices / NHS services to see if infrastructure requirements can be met in the growing town. MB currently having conversations with GP Practices. 	

Agenda & Minutes

Duty to Cooperate

Warrington Borough Council & Historic England

New Town House-31/07/2018

Attendees:

Emily Hrycan (HE)
Michael Bell (WBC)
David Acton (WBC)
Beatrice Kunaka (WBC)

- New NPPF (July 2018)
- WBC Local Plan Update
- Heritage Impact Assessment for Site Allocations
- Draft Local Plan Policy
- Broader Evidence Base
- AOB

Minutes:

HE: Clarification provided on Par. 193 & Par. 194 of the NPPF (July 2018), in that **ANY** identified harm in relation to the significance of a designated heritage asset will need to be considered in determining the impact of a development proposal, irrespective of whether it amounts to substantial harm, total loss or less than substantial harm will now need to be clearly justified. There will in some cases, also be the need to need to establish substantial public benefits that will flow from the identified loss or harm to the heritage asset.

WBC: The Draft Local Plan will be going to December 2018 Executive Board, with public consultation following in January 2019, subject to the necessary approval. Broad areas of growth as identified in the PDO (2017) remain the same, with the housing number to reflect the Standard Methodology requirements, although this number could be subject to further change, post September 2018. It is still anticipated that there will be no allocations within the urban area, as reported previously.

HE: Although there will be no allocations in the urban area, pockets of intense development around assets in the Town Centre will need consideration. It might be that a set of principles that protects heritage assets are built into the Town Centre Policy.

HE & WBC: It was agreed that HIAs would only be carried out for any allocated sites in the Plan, including those to be allocated to the Outline settlements, and that HE will be consulted on the Final short list for site allocations, ahead of the Draft Local Plan.

HE: Whilst the Draft Local Plan Heritage Policy will include a commitment to review Conservation Area Appraisals, consideration should be given, to producing a brief SWOT Analysis for the Conservation Areas, to be included in the Local Plan Heritage Topic Paper.

HE: The Draft HIA for the South West Urban Extension is good procedurally, and should be used as a template for other HIAs, especially for the South East Garden Suburb, as this will need a lot assessing. EH to forward Draft HIA through to DM colleagues to provide comments and forward to WBC once in receipt. WBC should ensure that the SA/SEA of the Draft Local Plan matches the conclusions of the HIA.

WBC: WBC to provide to HE site boundary and details of the development proposed around the Bradley Hall Moated Site in the south east of the Borough.

WBC: DA to arrange a further DtC meeting in October 2018, ahead of finalising the Draft Local Plan.

Warrington Borough Council Local Plan Duty to Co-operate

WBC & Highways England

New Town House 11th September 2018

Agenda & Minutes

Attendees:

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

David Acton (DA)-WBC Planning Policy Officer

John Nichol (JN)-WBC Principal Transport Planner (Capital Delivery)

Robert Heywood (RH)-HE Asset Manager (North West)

Ben Laverick (BL)-HE Assistant Asset Manager (North West)

Agenda:

1. WBC Local Plan update
2. Warrington's Motorway Box
3. Highways England SRN Projects
4. AOB

Minutes:

WBC: MB provided update on the Local Plan and supporting evidence base. WBC have reassessed the required housing number in line with the standard housing methodology, new population forecasts and an assessment of the impacts of the household projections that are due to be released in September 2018.

With an uplift to reflect the Council's economic growth ambitions and past employment growth, it is anticipated that the Council's Local Plan housing target will be in the region of 900 new homes per annum.

This reduced housing number has resulted in the Council considering a reduction in the number of homes proposed in the south east garden suburb to around 4,000 and to around 1,600 in the south west urban extension.

MB reported that an Infrastructure Delivery Plan (IDP) will support the Draft Local Plan and this will highlight the potential transport/highways schemes that will be required to support the proposed levels of development.

Subject to the necessary approvals, MB advised that WBC will be consulting on a Draft Local Plan, early January 2019.

HE: RH advised that the IDP would need to reference the need for a highways solution to mitigate potential impacts arising from the south east garden suburb development on J20 of the M6 Motorway and J9 of the M56 Motorway.

There will also be a need to carry out modelling work in relation to J10 of the M56 Motorway and the A49 Cat and Lion Junction. RH advised that in the first instance, it would appear that the best solution for the proposed WBC connector road would be for it to link onto the A49 between J10 and the Cat and Lion Junction, rather than an additional arm on to the roundabout at J10.

WBC & HE: There was a general discussion around the proposed development at Peel Hall and J9 of the M62 Motorway. MB advised that the principle of residential development on the site is not an issue; it is a workable highways mitigation scheme that is the problem. Given the site is within the existing urban area, if the current appeal against the refusal to grant planning permission is upheld by the Planning Inspectorate, then the site will potentially be allocated in the Draft Local Plan.

The site will be removed from the Council's 5 year housing supply, but will be allocated for a number of dwellings, subject to a suitable package of highway mitigation measures.

HE: RH advised that any potential projects to the Strategic Road Network (SRN), would be announced in spring 2019, as part of the RIS 2 2020-2025 strategy.

AOB: MB advised that a draft of the proposed development concept for the Garden Suburb would be shared with HE ahead of the formal Draft Local Plan consultation.

Port Warrington Meeting

Project:	Port Warrington – Halton / Warrington Council Meeting		
Venue:	The Base, Warrington	Date:	25 September 2018
Present:	Michael Bell – Warrington Council Kevin Usher – Warrington Council Alistair Aldridge – Warrington & Co Andrew Plant – Halton Council Catherine Brindley – Halton Council Richard Knight - Peel Land and Property Group Management Limited Charlotte Culshaw - Peel Land and Property Group Management Limited Carly Hinde - Turley		

Notes	Action
<ul style="list-style-type: none">Halton Council to review the Briefing Note which was issued to MB and provide any feedback as soon as possible.	AP / CB
<ul style="list-style-type: none">AP / CB asked that the draft Local Plan Port Warrington policy text be amended to refer to direct pedestrian access being maintained between Moore Lane and the proposed Country Park, though concerns were also raised in regards to staff parking and HGV access.	MB
<ul style="list-style-type: none">It was confirmed by AP / CB that the proposed housing allocations on the land to the south of Promenade Park, in addition to other Green Belt sites within Halton, are being re-reviewed in light of the revised housing projections. It is likely that the next stage of Halton's Local Plan will be consulted upon from January 2019.	--
<ul style="list-style-type: none">It was confirmed by CH / RKN that the technical documents which have been produced for the PW site can be issued to both Warrington and Halton Council's, before being made publically available on the Warrington Council website's Local Plan supporting documents page in January 2019.	CH
<ul style="list-style-type: none">It was agreed that MB will liaise with Cheshire Wildlife Trust, Cheshire Local Nature Partnership and the Mersey Gateway Environmental Trust to arrange a meeting with Peel / Turley / TEP (ecologists) to discuss the scheme.	MB

Contact

Carly Hinde
carly.hinde@turley.co.uk
09.10.18

Draft Briefing Note – Halton Council

Port Warrington, Arpley Business Hub and Arpley Meadows Country Park

September 2018

1. This Briefing Note has been prepared on behalf of the Peel Ports Group, Peel Land and Property and Peel Environmental ('Peel') to provide Halton Council with an update on the emerging proposals at Port Warrington, the Arpley Business Hub and Arpley Meadows Country Park. It supplements the draft Expansion of Port Warrington, Arpley Business Hub and Arpley Meadows Country Park Justification Document of the site which was recently issued to Warrington and Halton Council and to aid discussions during the forthcoming meeting with Peel, Turley, Warrington and Halton Council officers on the 25 September.
2. In addition, it provides a summary response to Halton Council's previous representations to the Warrington Local Plan Preferred Development Options (dated 14 December 2017) which raised a number of concerns about the emerging scheme. We note that Halton Council's representation also welcomed further dialogue about the draft proposals and recognised that significant work remained to be undertaken which could address many of the issues which were identified. The representation further acknowledged the positive benefits of the scheme, including the wider employment, learning and skills opportunities for Halton's residents. The key points which Halton Council raised are outlined below, along with our initial response to these matters.

Green Belt / The Need for Additional Port Facilities

3. Halton Council's representation identified that the Port Warrington development would result in the physical and perceived merging of Warrington and Runcorn which would be contrary to national Green Belt policy. It also stated that Warrington's Green Belt Study had identified that several parcels of land within the site performed a 'strong' Green Belt function. In addition, it identified that it was unclear what evidence had been prepared to support the exceptional circumstances to promote Green Belt release at the site.
4. To underpin Warrington's proposed "Warrington Waterfront" allocation, which includes the Port Warrington proposal, a draft Justification Document and a Freight Transport Case for the Expansion of Port Warrington report have been prepared on behalf Peel, to review the increasing demand for new logistics space in the local area and assess alternative sites; and to identify the multiple significant benefits which the schemes will generate. It also highlights the importance of the National Policy Statement for Ports which emphasises the growing requirement for more port facilities. As outlined within the Justification Document, due to the Site's location within the Green Belt and the potential harm which the development could cause, 'Exceptional Circumstances' need to be demonstrated to clearly outweigh the harm to the Green Belt.
5. The Core Strategy has previously accepted that a justification for the expansion of Port Warrington development within the Green Belt could be demonstrated by way of a planning application '*by virtue of the fixed location of the infrastructure within the Green Belt and the potential for multi-modal sustainable transport benefits and contributing to promoting wider sustainable growth*' (Policy CS11). In addition,

planning permission was granted for an extension to Port Warrington, albeit of much smaller scale than now proposed.

6. The inherent case for Port Warrington, as reflected in the Freight Transport Case for the Expansion of Port Warrington and the Justification Document, is that the proposed uses are determined by the site's fixed location (namely that it is bordered and has direct access to the Manchester Ship Canal, the West Coast Mainline and the proposed Western Link road proposals which means that the facilities will be able to take full advantage of these locational circumstances) and the significant strategic opportunity it brings to harness the more efficient port-centric and multi-modal connections. There are other sites which are reviewed within the Justification Document, though these are deemed to not be sufficient, in the instance of Runcorn Docks for example, it is handling record port tonnages, is not rail-connected, is operating at a high throughput and handles different commodities to those proposed at the expanded Port Warrington. The Core Strategy fully recognises that Port Warrington's allocation as a Strategic Opportunity Site and the wider Waterfront areas promotion for significant mixed use development reflects its importance in terms of the regeneration and economic development benefits that it could bring to the borough.
7. The 'Exceptional Circumstances' are fully outlined in the Justification Document in respect of the delivery of the Arpley Business Hub. In summary, in addition to the fixed locational aspect of Port Warrington, these comprise the following:
 - While seeking to maximise the redevelopment capacity of the existing urban area, there is insufficient urban land to meet the Borough's employment needs. The Council has explored alternative options, including whether neighbouring authorities can accommodate needs but considered options would only result in Green Belt release in those authorities. As a consequence, there is a need for land to be released from the Green Belt to meet employment needs;
 - Over the past 20 years, the north of the borough has been the focus for new employment land due to the good access to the M62; in particular, the success of Birchwood Park and the Omega site has been a key feature of the local economy. However, these sites are now approaching their capacity and there is limited opportunity for further growth. The Council's employment evidence highlights¹ that there is consensus amongst the property market that there is very little employment land supply in South Warrington, but a great deal of demand. The Arpley Business Hub can accommodate a substantial employment development in South Warrington and can make a positive contribution toward these identified needs;
 - The Arpley Business Hub is a unique site in the Borough that benefits from being proximate to a multi-modal connectivity (road, rail and water) through the expanded Port Warrington nearby, and proximity to the town centre. These attributes act to differentiate the site from other aspect of the employment land supply and enable the site to attract inward investment opportunities that may not otherwise be accommodated in the borough and / or sub-region;
 - There are significant benefits and a clear economic and social need for the scheme; and
 - There are a lack of alternative sites elsewhere in borough and the wider region that can exploit the opportunity and potential the developments could bring by being both proximate to the town centre and to Port Warrington, with the ability of being immediately accessible to the road network as offered by the new Western Link.
8. The subsequent sections of the Justification Document also confirm that the removal of the site from the Green Belt and its allocation for a variety of uses is both suitable and deliverable. It is also supported by key national, regional and local planning policies and strategic guidance, including the National Policy Statement for Ports, the National Planning Policy Framework and the Northern Powerhouse initiative.

Highways and Access

9. Halton Council also queried the proposed scale and nature of the development and potential access measures and subsequent impacts. In summary, the proposal seeks to develop the following:
 - 185,000 sqm of development immediately to the north of The Manchester Ship Canal (Port Warrington) for port centric employment uses (B2/B8); and
 - 65,000 sqm of employment development at Arpley Business Hub which could be developed for port centric employment uses (B2/B8) and/ or principally a business park (B1, B2 and B8 uses).
10. The development will enable a shift from road to water and rail based transport, thereby having the potential to significantly reduce the amount of road haulage across the region. This would deliver significant reductions in carbon emissions and could ease congestion. The current assessment work has identified that the development could help to remove HGVs from the national highways network equivalent to 34.8 million HGV km per annum. Peel are actively working with Warrington Council to review an alternative HGV route into Port Warrington which will also address the concerns by Halton Council and Moore Parish Council about the unsuitability of the existing route to cater for HGV traffic.
11. Additional survey data is currently awaited from Warrington Council to progress the traffic model assessment work and to inform additional technical evidence base, for example the noise survey. A final decision for the funding of the Western Link Road proposal is also due to be announced shortly.

Impact on Residential Amenity (Moore / Promenade Park)

12. We note that Halton Council's response identified that there were concerns regarding the amenity impact of the proposed development on residents at Promenade Park, to the south of the site. In particular, queries were raised in terms of the potential nature of the development and the mitigation measures which could be incorporated. Full details of the matters which were raised are outlined within the Justification Document but we can confirm as follows:
 - It is envisaged that Port Warrington would be operational 24 hours a day (subject to operator demand) and it will form an extension of the existing Port Warrington site for port-centric logistics, handling container traffic, dry bulk, and construction materials and other general cargo (such as steel products) which will be transported primarily via a new railway siding and via the addition of a second berth and container vessels / barges along the Manchester Ship Canal towards the Mersey estuary.
 - As outlined above, detailed technical survey work has been undertaken to review the site features and the impact of the proposed development to inform the site allocation. Further assessment work will also be prepared to accompany any subsequent planning application.
 - The **Noise Assessment** which has been undertaken considers the current acoustic issues at sensitive receptor locations close to the site. It concludes, based on the initial review, that there are several existing sources of background noise (including noise from the West Coast Main Line and activity noise from the existing Port Warrington site) and that there are no significant noise constraints which would be a barrier to development.

The emerging masterplan has also been carefully designed to seek to reduce the noise impacts of the proposed development. The Assessment refers to the World Health Organisation noise standards and the requirement for new development to minimise any adverse noise impact on the amenity of

existing and future residents and users of the site and surrounding area, including at Promenade Park and Moore village to the south and the proposed housing which is proposed within the wider Warrington Waterfront area to the north. Other potential mitigation measures which could control noise emissions from the proposed development will be considered at the detailed design stage, for example: the loading / unloading of vessels will be focused upon the section of the Ship Canal furthest away from Promenade Park, the provision of suitable buffer zones between the main noise sources and noise sensitive receptors; the addition of noise bunds and barriers; and the implementation of a Construction Environmental Management Plan and Noise Management Plan to control unnecessary noise sources.

An additional noise assessment review will be undertaken upon receipt of the traffic data off Warrington Council and during the subsequent application process when further noise monitoring at a number of locations.

- A **Landscape and Visual Impact Assessment** has been undertaken to influence the draft Masterplan proposals and which has informed the maximum built parameters to ensure that the visual impact of the development is reduced as far as possible.

In particular, the scheme has been designed to retain as many of the existing trees (particularly mature and valued specimens) and landscaping features on site as possible and to provide visual screening. New landscape corridors will also be created and have been incorporated within the emerging masterplan to ensure buffering and screening in the long-term. For residents at Promenade Park with near and open views looking across the Manchester Ship Canal into the site, if proposed built development, off-site planting should be considered on the south side of the Manchester Ship Canal to offer some filtering and screening of views over time.

Loss of Valuable Recreational / Ecological Resource

13. Halton Council's response identified that the loss of Moore Nature Reserve was a concern and queries were raised in terms of the current recreational use of the site and the potential displacement of its current usage, as well as whether a review has been undertaken of the impact on protected species.
14. As outlined within the Justification Document, detailed ecological and tree surveys have been undertaken to assess the current condition of the site and the implications of the emerging development proposals. The development will result in the loss of approximately 75ha of the existing Moore Nature Reserve and surrounding land; Peel are committed to ensuring that there will be no net loss of replaceable habitats as a result of the development. To offset this, additional survey work is currently being undertaken to review potential off-site biodiversity locations within the immediate vicinity which could be suitable to accommodate the mitigation measures. A workshop has also been held with Natural England and the Environment Agency to discuss the outcomes of these surveys and to help inform the emerging masterplans and mitigation options. There is also the potential to work collaboratively with the Mersey Gateway Environmental Trust to progress with a suitable scheme.
15. The proposals for the Arpley Meadows Country Park also identify that it could provide a significant open space area which will be open to members of the public, with new recreational spaces and additional landscaping features. The draft proposals will also improve the approved proposals for this land, as reflected in the emerging masterplan and Vision Document within the Justification report.

Contact

Carly Hinde

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24.09.18

Warrington Transformation Estates Enabler Group

26th September 2018, 15:30 – 17:00
Conference Room First Floor
New Town House

Attendees:

Michael Bell (Chair)	Planning Policy & Programmes Manager, Warrington BC
Arthur Pritchard	Estates and Valuation Manager, Warrington BC
Melanie Alsop	Service Development Manager, Primary Care Commissioning Warrington CCG
Chris Skinkis	Service Co-ordinator Neighbourhoods
Barbara Parratt	Community Centre Marketing Manager - Neighbourhoods
Steve Bennett	Head of Strategic Transformation team WHHFT
Tracy Flute	Acting Principal in Public Health
Michelle Wood	Head of Housing and Health - Torus
Elaine Reading	Public Health PA

Apologies:

Hilary Grant	Contracts Manager Commissioning NHSE
Muna Abdel Aziz	Director of Public Health, WBC
Eleanor Blackburn	Strategic Partnerships and Interim Stronger Communities Commissioning Manager, WBC
Nick Armstrong	Chief Operating Officer, Warrington CCG
Andy Muir	Strategic Estates Advisor – Community Health Partnership
Judith Murphy	North West Boroughs Healthcare
John Morris	Deputy Director Strategic Development and Transformation Bridgewater Community Healthcare NHS FT
Ian Willett	General Manager, Renova
Neil Grice	Area Director Community Health Partnerships
Ian Wright	Associate Director Estates and Facilities Warrington & Halton Hospital Foundation Trust
Simon Kenton	Warrington Together

1.	Welcome and Introductions	Action
2.	Minutes of last meeting	
2a.	Actions and Matters Arising from the last meeting	
3.	Spotlights	
	<p><u>Work input into draft Local Plan:</u> –</p> <p>Update from MB – the draft Local Plan is due to be presented at Executive Board and Full Council in December, prior to public consultation early in the New Year.</p> <p>A programme of work has provisionally been agreed with NA around Primary Care provision for the integrated facility in the Garden Suburb to the scale of Orford and Gt Sankey hub. Also looking at reserving health space facility at the South West extension and Waterfront site. Officers have identified health facility requirements for outlying settlements, and health facilities across the borough requiring expansion. The process going forward, is to agree testing viability with CCG and ensure provision of land and / or S106 contributions from new development.</p>	

	<p>The Local Plan from a hospital perspective will <i>not</i> identify a new site at this stage but will acknowledge the need for future requirements and making sure the planning policy is ready to meet this.</p> <p>The Local Plan will also recognise the role of the Central Area Master Plan in providing more detail for that part of the borough.</p> <p>Housing Policy:- it is understood, we will need to factor in 100 properties per annum for older people's supported housing and 50 per annum for extra care. – noted the increasing demand for wheelchair accessible housing. Highlighted a need to place a pointer on the Position Statement being prepared by Mike Alsop. The Position Statement sets out the Councils expectations. It was also noted that Torus can feedback in terms of demand as they too provide this service on behalf of the Council for adaptable and supported housing needs. MB requested some guidance around new scheme requirements</p> <p>Action: Torus to feedback to MB on what we should be providing.</p> <p>Accessibility for healthy lifestyles will be promoted and incorporated in to the Local Plan.</p> <p>Action: - MB to circulate policies and site maps at the next TEEG</p>	<p>M Wood</p> <p>MBell</p>
4.	Round Table Updates	
5.	Any Other Business:	
6.	Dates of next meetings	

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Warrington Borough Council & United Utilities

Local Plan Duty to Cooperate

Monday 29th October 2018

Attendees

WBC:

Michael Bell – Planning Policy Manager
Ella Gartland – Principal Planning Policy Officer
David Acton – Senior Planning Policy Officer
Kevin Usher – Senior Planning Policy Officer
Jonathan Parry - Asset & Flood Risk Engineer

United Utilities: (Please insert job titles)

Andrew Leysens
Andy Bent
Sarah Cawley
Leanne Crook

Minutes:

Introduction

WBC: Update provided on Local Plan progression and the proposed main development areas for growth. It was reported that using the Government's Standard Housing Methodology, as proposed to be amended, WBC's Local Plan housing target would likely be around 900 / 950 dwellings per annum once the need to balance homes with jobs growth had been taken into account.

Proposed Garden Suburb

UU: Concerns raised in relation to the delivery mechanism to be used to ensure coordinated development of the proposed Garden Suburb and to ensure infrastructure is delivered in line with and on time to support the phasing of development.

UU: Big development proposals like the SE Extension, where there is no agreed delivery mechanism and phasing plan, can cause problems for UU, specifically in relation to UU providing the supporting infrastructure at large costs, then the proposed development not getting built out or initial infrastructure requiring diversion to accommodate later phases of development.

WBC: It was confirmed that a delivery mechanism is being pursued by Warrington and Co (the Council's regeneration arm) working closely with developers promoting land in the area and that it will be in place to support the Local Plan EiP. It was also noted that UU can still

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influence this mechanism and the phasing of development and there is an opportunity to do so through liaising with Warrington and Co, and WBC will ensure this happens.

UU: After viewing the development concept plans, UU advised that given the scale of the proposed south east garden suburb, there will be a need to undertake a Surface Water & Foul Water Management Plan/Strategy. The Blue Water environment and multi-functional use of space and habitat creation should also be considered. The Surface/Foul Water Strategy should inform the layout/design of the development and not the other way round. In addition, it is importance for UU to know the location and timing of major road infrastructure so that they can coordinate the installation of water/sewer mains ahead of roads being constructed, as this is the most logical location for water/sewer mains.

WBC: Agreement of a Green Infrastructure Strategy, incorporating a site wide surface water strategy is a key requirement of the draft Policy and must be in place before any development commences (other than sites which already have planning permission). WBC will expand the wording to ensure that this also includes reference to foul water. Following advice from counsel it is likely that this part of the policy will be moved to the front to emphasise key requirements of the proposed development.

UU: In relation to the watercourses that run through the south east area and beyond, it was noted that WBC will need to have an understanding of who owns the watercourses, as the unfettered right to discharge into them will require the express permission of the Riparian owner. This could cause an issue in relation to delivery, as if permission is not forthcoming, this could act in the same way as a ransom strip of land.

WBC: WBC gave an update on the proposed type of employment development in the south east, advising that it will be mostly B8 Warehouse and Distribution.

UU: Advised that dependent on use, there could be a requirement for new fresh water infrastructure in the employment area, as it is currently lacking in this area. The required 'Trunk Mains' can take anywhere between 18 & 24 months to be delivered, and this will need factoring into delivery times, should they be needed.

WBC: Advised that Parcel E3 of the Masterplan (Eddie Stobart planning application) will be going to Planning Committee week commencing 05th November 2018. It was also reported that the 656 Langtree planning application for another area of B8 development could be submitted when the Draft Local Plan is ready for consultation.

UU: UU are not aware that Langtree have contacted them as a pre-application discussion, and UU advised that they operate a free developer service that Langtree should ideally engage with. WBC to advise Warrington & Co about the service.

UU: From March 2018, UU have an obligation to provide the required infrastructure to support the levels of development being proposed. However, any costs associated with the

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diversion of existing infrastructure will fall on the developer and this will need consideration with regards to viability. Therefore, given the levels of growth proposed and the required supporting highway infrastructure, WBC highways need to liaise with UU, as UU could potentially lay the supporting infrastructure under the route of the road, before it is delivered.

UU: Strategic Waste Water Pumping Stations (WWPS), where required to support new developments, can be built to any size to support the number of dwellings. However, UU do not wish to see a proliferation of WWPS's across the Borough, so there is a need to ensure the Council's phasing and delivery reflect this. For the garden suburb, these should be considered at the 'village' level. Whilst UU have operational land to support the expansion of the WWPS in the south of the Borough, other technical constraints will need to be overcome.

Waterfront and South West Extension

UU: Generally ok with initial developer proposals for drainage and foul water. It will be important to ensure that residential development within the Waterfront does not encroach on the existing North Warrington Water Treatment works. There will also be a requirement to ensure access is maintained to the South Warrington Water Treatment works as part of the South West extension.

Other Local Plan Policies

WBC & UU: General discussion about Draft Local Plan Policies that are relevant to UU and what need to be added to the current working draft policies. A key priority for UU is SUDs with a strong preference for these to be provided at surface level and not through underground tanks. UU also requested that reference is made to Ground Water protection zones in the relevant policy and that consideration is given to supporting expansion of treatment works in the Green Belt when necessary to support development. UU to provide detailed feedback on the policies via an additional e-mail.

UU: Require policy support for expansion of major infrastructure (WWTP) that is located in the Green Belt

Infrastructure Delivery plan

WBC: Opportunity to include current and future UU infrastructure schemes in the IDP. Structure of IDP will mean that more general references can be given to long term plans. More detailed information will be required for anything in the first 5 years of the Plan.

UU: Agreed to consider potential schemes for the IDP.



Warrington Borough Council – Local Plan

Natural England Duty to Cooperate Meeting

30th October 2018

New Town House, Warrington

Attendees:

Petula Neilson (PN) - Natural England
Janet Baguley (JB) – Natural England
Amanda Wright (AW) – Natural England

Michael Bell (MB) – Warrington Borough Council
Kevin Usher (KU) – Warrington Borough Council

Proposed Garden Suburb

- MB summarised the work that had been undertaken following the workshop session in July and how NE's comments had fed into the draft allocation Policy.
- AW summarised the work that NE have undertaken looking at wetland ecological networks across the north west from Cheshire to Lancashire, with strong movement flows identified north / south on the eastern side of Warrington. The location of the proposed Garden Suburb is critical in this context.
- PN/AE stated that this work would not preclude development in the Garden Suburb but the allocation policy and masterplanning work should emphasise the importance of protecting and providing new wetland habitat, in particular to connect into the north / south corridors of the wider ecological network.
- AW stated that NE's forthcoming GCN Strategic Licensing approach could support creation of new habitat within the Garden Suburb and provide a degree of flexibility rather than protecting all existing ponds within development sites, subject to ensuring a net gain in biodiversity.
- AW suggested that consideration should be given to providing a significant water body as part of the country park.
- PN stated that the Wetland Ecological Network will be reflected in the forthcoming GMSF.
- MB suggested that this is an issue that should be included in relevant borough's Statement of Common Grounds to ensure a consistency of approach across the areas covered by the Ecological Network.
- MB agreed to contact neighbouring boroughs to suggest standard wording for inclusion in respective Statements of Common Ground, copying NE into the email.

- PN stressed the importance of NE's ongoing involvement in the emerging development proposals and requested wording to be included in the policy to this end.
- AW confirmed that the mapping data supporting the Ecological Network would be available in the coming weeks and would provide this to Warrington.
- MB confirmed that WBC would like to make specific reference to this work in the Policy and it will be important to ensure that it is given appropriate consideration in the SA/SEA/HRA.
- JB considered that there needed to be stronger links between the outcome of the SA/SEA/HRA and specific measures within the policy. As currently drafted, the policies are too generic and too much detail is being deferred to the masterplanning stage.
- PN stressed that the concept of the wetland ecological network should be linked into the pre-application discussions on the Six56 site.
- MB agreed to inform the DM Officer leading on the pre-app.

Waterfront / Proposed South West Extension

- AW stated that the Waterfront and proposed South West extensions were not as critical in terms of the Ecological Network.
- JB considered that there needed to be stronger links between the outcome of the SA/SEA/HRA and specific measures within the policy. As currently drafted, the policies are too generic and too much detail is being deferred to the masterplanning stage.
- MB/KU acknowledged JB's concern and also noted that the developers had now provided more detailed ecological work and that this should also be considered in updating the draft policies.

Green Infrastructure Policies

- JB stated that as a general point the policies were a bit too 'wordy' and it isn't always clear where the policy ends and the supportive text begins.
- JB considered that reference to ecological networks should be included in the overarching green network policy with consideration of specific designated sites addressed in the more detailed ecology policy.
- JB stressed that the avoidance-mitigation-compensation hierarchy for impacts on biodiversity should be reflected in this policy
- JB stressed that the need for the policy to provide protection of ecological assets outside of designated areas, including ancient trees.
- PN stated that the policy should emphasise the principle of net gain assessed against the DEFRA Metric. This will be confirmed in a forthcoming amendment to the NPPF.
- JB/PN queried whether other policies were addressing protection of Peat and Agricultural Land and whether there was a specific policy on addressing climate change.
- KU confirmed that other policies were picking up these issues but it would be important to ensure the policies worked together as a whole in the context of the overall Plan.

Other Issues that need to be covered in Plan / SA/SEA HRA (confirmed after meeting)

- JB/PN identified a range of other issues that had not been covered in the policies they had reviewed but would need to be covered elsewhere in the Plan:
 - Peat/irreplaceable habitat
 - Ancient trees/irreplaceable habitat
 - Sustainable/active transport
 - Renewable/low carbon energy
 - Link GI to climate change adaptation
 - SUD's

JB/PN identified a number of issues that need to be addressed in the HRA

- does the Plan assess impacts of air quality on the natural environment? Manchester Mosses SAC is sensitive to air quality. Impacts from traffic increase and agricultural/industrial emissions. This also needs to be assessed in-combination with other plans and projects.
- does the Plan assess water quality?
- does the Plan assess if there are impacts on functionally linked land associated with Mersey Estuary SPA?

Next Steps for Local Plan

- WBC will update the allocation and green infrastructure policies in line with NE's comments and on receipt of the forthcoming mapping data on the North West ecological network.
- WBC will then request more detailed comments from NE on the updated draft Policies, ahead of formal consultation on the draft Local Plan in the new year.

GCN Strategic Licensing

- AW set out NE's approach to Strategic Licensing, using Woking as an example for the approach to be undertaken in different 'risk zones'.
- AW confirmed that modelling of the zones had been completed for Warrington as part of the Cheshire-wide pilot.
- AW requested WBC provide relevant housing data from its SHLAA and also relevant ecological data.
- MB confirmed that WBC would provide any required SHLAA data and that GMEU may be able to provide the ecology data through their service level agreement with WBC.
- AW stressed that the new approach to licensing would provide opportunities for Warrington in terms of:
 - Potential resources for habitat creation;
 - The opportunity for funding to support the Council's environmental service; and
 - Enabling development to commence quicker than under the current system.
- MB agreed to arrange a meeting with the Council's Director responsible for Environmental Service and Development Manager, together with the respective service managers.

Duty to Co-operate Meeting – St Helens MBC, Halton BC and Warrington BC

13th November 2018

WBC, New Town House, Warrington (and part conference call – Halton BC)

Attendees:

Jonathan Clarke (JC) – Development Plans Manager (St Helens Council)

Andrew Plant (AP) – Divisional Manager – Policy, Development and Building Control, Halton Borough Council

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

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

Ella Gartland (EG) Principal Policy & Strategy Officer (Warrington Borough Council)

1. Update on Local Plan timescales

- JC confirmed that St Helens are aiming to take their Draft Local Plan to Cabinet and Full Council in December with consultation (8 weeks) following in January 2019.
- MB confirmed that Warrington's timescales have slipped slightly as a result of the government's consultation on calculating standard methodology. As a result the Draft Local Plan will be taken to Executive Board and Full Council in March 2019 with consultation following thereafter.
- AC confirmed that Halton's Draft Local Plan is more in line with Warrington's timetable with publication anticipated in Spring 2019.

2. Approach to SOCG requirements

- MB confirmed that Warrington's SOCG document needs to be updated generally and St Helens have provided useful comments.
- JC commented that a draft SOCG has been prepared for the Liverpool City Region (including St Helens) as a PAS pilot but the focus for St Helens is to agree a SOCG with Warrington and Halton.
- JC added that they have obtained legal advice and their SOCG will follow publication of the Draft Local Plan. They have been advised by Counsel that the SOCG is in place by submission of the Local Plan.
- AC confirmed that he would send more detailed comments on the Draft SOCG to MB.

- All agreed that it would be sensible to use the Warrington draft as a template and MB confirmed he is happy for others to use the wording as appropriate.
- The procedure for each authority signing the final SOCG documents was discussed and it was agreed that this process needs some thought and would be confirmed in due course. JC and AC commented that they will not be able to sign off each document under delegated powers and will need Cabinet approval. Specific approval could however be sought to enable future 'sign offs' to be delegated.

3. Housing

- JC confirmed that St Helens' housing need is in line with the current Government consultation, using the 2014-based household projections, and using 2019 as the 'current year' for the purpose of the calculation. The standard methodology generates a figure of 468dpa and with economic uplift applied the housing requirement is just under 500dpa.
- MB confirmed that Warrington's housing need using the standard methodology using the 2014 based projections and using 2019 as the current year gives a figure of 861dpa. Using the 2014-based household projections and uplifting to meet the Borough's forecast economic growth gives a housing need of 907dpa. Under this scenario, GL Hearn is recommending a further uplift to address suppressed household formation rates in Warrington when considered over the longer term. This results in a final housing requirement of 945 homes per annum.
- AC commented that Halton are likely to stick close to the minimum requirement under the standard housing methodology.
- AC noted that both Warrington and St Helens could be accused of using an outdated approach to calculating their housing target and pondered on how that may play out at examination. MB considered that the methodology remained in accordance with the updated PPG. JC added that the crucial thing to consider is that even if the standard methodology figure was used in St Helens, a substantial review of Green Belt would still be required. MB agreed that this would also be the case for Warrington.
- MB explained that an uplift to address affordable housing need is also important, particularly for Warrington given the High Court ruling in 2015 and also with regard to paragraph 27 of the PPG. This uplift should be considered separately, however in Warrington's case the uplift for economic growth will also enable the Council to demonstrate that it has addressed the need for affordable housing.
- All agreed that common wording on housing need was required for each Council's S-o-C-G and this would require further discussion.
- MB asked whether Halton would have concerns with Warrington and St Helens uplifting for economic growth if Halton did not. AC responded that it would depend on whether it would have any impacts on Halton, for example where Green Belt release would threaten the separation of towns.

- JC asked about each authority's approach to optional housing standards, stating that St Helens may be seeking a minimum of 20% accessible homes (level 2) and 5% wheelchair accessible homes (level 3) based on its ageing population. MB commented that Warrington had thought 10% may be appropriate but viability testing has not yet been completed and it will be useful to test a higher level in the context of St Helens approach.
- AC commented that without robust local evidence they are mindful that an inspector would scale back any requirement and the policy wording would only be to 'encourage' rather than 'require'.
- The application of accessibility standards (level 3) to market housing as well as affordable was also discussed. JC confirmed that St Helens may be applying it to all new housing development.

4. Employment

- JC commented that St Helens is seeking to allocate just over 200ha of employment land, the majority of which will be for B8 use, based on Borough specific analysis (carried out by BE Group) and conclusions within the SHELMA (GL Hearn). JC clarified that this figure excludes the land to be allocated at Omega that is to meet Warrington's needs.
- JC confirmed that BE Group/GL Hearn have looked at the number of additional houses required to meet the economic uplift, and have also looked at the impact of a services multiplier effect.
- MB responded that BE group have taken the same approach in terms of calculating objectively assessed need for employment land. As a result Warrington's need is for 362ha of employment land which having taken into account existing supply requires a further 250 ha to be allocated. No employment land will be safeguarded due to the Fiddlers Ferry site likely to become available for development and also a buffer being built into need calculation.
- MB stated that Warrington are undertaking a different approach in terms of calculating the likely number of jobs to be created over the Plan period where the LEP work has been used and an uplift applied to the new post-Brexit referendum Oxford Economics baseline jobs forecasts.
- MB commented that he would speak to BE Group to clarify the approach used in St Helens as they have advised against a similar approach in Warrington.
- AC confirmed that in Halton approx. 200ha of employment land would be allocated, based on the finding of the SHELMA, Oxford Economics model and past take up rates.

5. Infrastructure

- AC raised concerns regarding M62 J7. JC responded that the junction has been fully assessed in terms of cumulative impacts in the context of the Local Plan and dialogue has been held with Highways England. Provision will be made in the policy to specify that it is a priority junction for improvements.
- JC added that M6 J23 is a significant concern for St Helens and officers are working with Wigan MBC to resolve.

6. Site Specific Issues (relevant to WBC and SHMBC only. WBC and HBC to meet separately to discuss site specific issues later in November)

- **Omega** - JC confirmed that St Helens is happy (subject to formal approval) to allocate land south of M62 to contribute towards Warrington's employment need. MB and JC confirmed land to the north of M62 in both boroughs is unlikely to be proposed for allocation given pressure on J8.
- **Bold** – Urban extension will be allocated rather than safeguarded, similar approach to Warrington's Garden Suburb. JC confirmed that the policy will refer to the preparation of a masterplan in due course.
- **Parkside** – Colin Walker (CW) from Warrington's Development Management team joined the meeting to discuss Parkside. JC confirmed that the allocation may be for a broader range of uses than the Strategic Rail Freight Interchange that was originally proposed. JC advised CW to liaise with Melanie Hale (Team Leader, Development Management) regarding current planning applications.

7. Other matters

- MB explained that WBC has experienced problems in identifying benchmark land value (BLV) for the purposes of viability assessment. The Council's consultant BNP Paribas and developers are coming forward with hugely varying numbers. JC agreed to feedback on the BLV used in their viability assessment.

Warrington Transformation Estates Enabler Group

16th January 2019, 15:00 – 16:30
Room C Ground Floor
New Town House

Attendees:

Muna Abdel Aziz (Chair)	Director of Public Health, WBC
Nick Armstrong	Chief of Information, Technology & Estates NHS Halton CCG & NHS Warrington CCG
Eleanor Blackburn	Strategic Partnerships and Interim Stronger Communities Commissioning Manager, WBC
Michael Bell	Planning Policy & Programmes Manager, Warrington BC
Pauline Underwood	Primary Care Support officer – NHS England Ch & M
Ian Willett	General Manager, Renova
Ian Wright	Associate Director Estates and Facilities Warrington & Halton Hospital Foundation Trust
Simon Kenton	Warrington Together
Darren Evans	Development Project Manager - Torus
Judith Murphy	North West Boroughs Healthcare
Martyn Waterson	Business & Commissioning Officer Public Health
Elaine Reading	Public Health PA

Apologies:

Hilary Grant	Contracts Manager Commissioning NHSE
Michelle Wood	Head of Housing and Health - Torus
Tracy Flute	Acting Principal in Public Health
Melanie Alsop	Service Development Manager, Primary Care Commissioning Warrington CCG
Andy Muir	Strategic Estates Advisor – Community Health Partnership
Arthur Pritchard	Estates and Valuation Manager, Warrington BC

1.	Item	Action
	Welcome and Introductions	
2.	Minutes of last meeting	
2a.	Actions and Matters Arising from the last meeting	
3.	Spotlights	
	<p><u>Local Plan:</u> –</p> <p>Update from MB – timescales for the draft Local Plan have been pushed back to March 2019, with the consultation set to commence in April.</p> <ul style="list-style-type: none"> • Work is progressing for the infrastructure delivery plan. • Hospital working group – taken policy amendments • Supported housing and care needs are being discussed with Rick Howell - progressing well • Draft Local Plan is being finalised. MB to share with CCG colleagues to sense check. 	MBell

	<p>Update on Peel Hall appeal:- North Warrington development planning application ref Sat Nam. Their appeal was dismissed, the inspectors agreed the developer should take highways and air quality responsibilities more seriously. Once these issues have been addressed then it is expected the application will progress. MB currently in pre-application talks and advised that transport and air quality modelling is likely to be a long process. Partners advised to review and finalise requirements for health provision ready for the new application process.</p> <p>Reported that Sat Nam have also requested a meeting with North West Boroughs to discuss Fairhaven and Alders site. Action:- MB & JM to have a conversation to understand the details.</p> <p>Primary Care engagement regarding clinic facilities in Lymm. GP's to be invited in to discussions for future health facility prior to draft Local plan finalised application. Meeting scheduled for February 2019. Action: MB/NA/GPs</p> <p>ExtraCare: -</p> <p>As part of the Local Plan, discussions are ongoing with Rick Howell; discussed earlier in Matters Arising, this needs to be shared with colleagues. If we wish to influence the design of new units, it needs to be progressed with providers. Action: RH to provide a brief to be shared at the next meeting.</p> <p>Torus are currently on site refurbishing Harpers Road which includes 97 units comprising of affordable rents and shared ownership. The site includes bistro and salon facilities along with a bowling club. Due to be completed around March 2020.</p>	<p>MB/JM</p> <p>MB/NA/GPs</p> <p>Rick H</p>
4.	Round Table Updates	
5.	Any Other Business:	
6.	Dates of next meetings	

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

**7th February 2019
Municipal Building, Widnes**

MINUTES

No formal agenda had been prepared so it was agreed to follow the agenda from the previous meeting on the 11/12/18.

1. Minutes of previous meeting – agreed.
2. Halton Local Plan Update
 - Will be seeking Committee approval for consultation shortly. Not identified which committee cycle as yet.
 - Intention is to consult on Proposed Submission Draft as soon after local government elections as possible
 - Housing number likely to be closer to interim ‘standard methodology’ than SHELMA
 - Some evidence base information still to be completed
 - Viability Study being commissioned.
3. Warrington Local Plan Update
 - Counsel advice received:
 - use current year for Housing Needs Assessment
 - new standard methodology does not require any allowance for backlog.
 - Inspectors expect to see engagement with landowners / developers re. Viability.
 - Local Plan
 - March Exec Board & Council for approval
 - Local Housing Needs Assessment for current year = 909
 - Adding employment uplift of around 4% = 945
 - Statement of Common Ground
 - Will publish the draft Statement of Common Ground as a background document with caveat that it has not been formally agreed / signed off by partners. Will add paragraph in document to that effect.
 - **Action** Any comments on draft by end of month.
 - Satnam lost Peel Hall appeal.
Legal challenge expected (claim = Inspector’s report mislead SoS)
 - Plan will contain
 - 5 year buffer for employment land (see Fiddlers Ferry below)
 - 2 year (10%) buffer for housing.
4. South West Urban Extension
 - KU supplied paper copy of latest draft policy text and explained how the policy requires the preparation of a site wide masterplan and for this to be subject to consultation.
 - MB confirmed that the Policy contains a number of controls resulting from Duty to Cooperate discussions with Halton, including the retraction of the western border of the site, specific reference to ensuring separation to Moore Village and the

requirement that no development is allowed to come forward until the funding for the Western Link and the programme for delivery have been confirmed.

- **Action** HBC comments by end of next week.
- MB confirmed that following previous concerns raised by Halton, Counsel opinion is that the allocation can be tied to delivery of Western Link.
- AC Continued to raise concerns over tying housing to Western Link
- AC Noted that joint site visit hadn't been undertaken but of little value as Warrington set on level of development
 - MB noted that Warrington BC had offered to undertake a site visit
- AC again noted no marina. Bridgewater Canal Co., repeatedly informing Halton of need in this locality, and as Peel promoter of SWUE, Halton would have expected proposal here.
 - MB confirmed that this is not something that Peel have suggested and not something that will be a requirement of the allocation policy.
- AC questioned whether Plan would include a Phasing policy.
 - MB stated that plan would have 'stepped' housing provision similar to GMSF
 - MB noted that Peel Hall had been pushed back in trajectory since appeal
 - MB noted a number of TC Masterplan sites pushed back in trajectory following feedback from site owners.

5. Waterfront

- KU supplied paper copy of latest draft policy text.
- MB confirmed that the policy contained a number of controls resulting from Duty to Cooperate discussions with Halton, including the meeting between WBC, HBC and Peel Ports. These include confirmation that development cannot come forward without the Western Link, that the existing access to the south is not capable of supporting the proposed development, that specific consideration is given to the amenity of residents of promenade park and that a direct pedestrian access is provided between Moore Lane and the proposed Country Park to ensure residents from Moore are able to access the Country Park,
- **Action** HBC comments by end of next week.
- MB confirmed expectation is for circa 6,000 jobs.
- AC expressed a number of continuing concerns:
 - initial questions remain unanswered after over a year,
 - no technical highways work has been shared with Halton colleagues.
 - no certainty as to access arrangements from south. MB noted enhanced pedestrian access to park and 'no additional HGV movements through Moore'.
 - MB considered that concerns previously expressed by Halton regarding highways, pedestrian access, need for the Port, impact on residential amenity had been addressed in the Policy. Halton have the opportunity to comment on the policy controls. The principle highways works to support the allocation of Port Warrington is the Western Link which the Council has undertaken extensive consultation on and submitted its business case to Government. The Council has also assessed the level and location of development proposed in its Local Plan through its multi-modal transport model and is happy to set up a meeting with highways colleagues to go through this.
- KB questioned whether Heritage Assessment had taken account of likely height of new commercial buildings
- AC reiterated that no information concerning potential mitigation measures [nature reserve] being within Halton had been received, and would not be welcomed at such a late stage.
 - MB confirmed that previous information had been provided to Halton from Peel relating to the masterplan for the Port and their proposals to enhance Arpley Country Park as part of the mitigation proposals. This was also

discussed at the meeting between WBC, HBC and Peel Ports. In response to concerns raised by Halton, the draft Policy is clear that any mitigation should be provided within the Waterfront allocation in the first instance and if any additional mitigation is required this must be provided as near as possible to the allocation. There is also a requirement for consultation on the mitigation proposals. Halton have the opportunity to comment on these policy requirements.

- AC questioned whether the development affects supporting habitat for the internationally important wetland bird Ramsar site in Halton.
 - MB did not believe this to be the case but the Council's HRA was being finalised. He would check and get back to Halton on this issue.
- AC also asked if any further discussion had been undertaken with Network Rail,
 - MB responded that no further progress has been made specifically with Network Rail. however wording in the policy will resist non-Port related development and has controls relating to the requirement to expand the berth and implement the rail freight connection

6. Fiddlers Ferry

- MB provided an update;
 - Policy wording amended regarding preparation of a Masterplan at request of the site owner, but WBC are happy with the proposed amendment, subject to no concerns from HBC Policy still seeks to ensure consistency with Widnes Waterfront proposals in HBC.
 - No indication of closure date – operations based on ongoing short term contracts
 - Some indication for smaller scale electricity generation to be retained on part of site.
 - Fiddlers Ferry site represents buffer for post Plan employment provision in WBC draft Local Plan.

7. AOB

Next meeting after publication of Warrington Proposed Submission Version Local Plan.

Duty to Co-operate Meeting

St Helens Council and Warrington Borough Council

15th February 2019

Warrington Borough Council, New Town House, Warrington

Attendees:

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

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

Jonathan Clarke (JC) Development Plans Manager (St Helens Council)

1. Update on Warrington Local Plan

- MB confirmed the key elements of the forthcoming Proposed Submission Version Local Plan and the main changes from the Preferred Development Option (PDO) version of the Plan.
 - Housing Requirement reduce to 945 homes per annum, representing a 4% uplift to the minimum requirement (909 pa) under the standard housing methodology (using 2017 as base date) to ensure balance with job growth and to address affordability issue for younger households.
 - MB confirmed that WBC Local Plan date will be 2017-2037.
 - Employment land requirement of 362ha, broadly similar to PDO
 - Main Development Areas are generally similar to those in PDO, but extent of Garden Suburb has been reduced to reflect lower overall housing requirement and more realistic build rates. The Council is no longer proposing to 'safeguard' land; however, the Garden Suburb will continue to deliver homes beyond the Plan period.
 - Sites for around 1,000 new homes identified in the outline settlements including sites in Burtonwood (150 homes), Winwick (130 homes) and Croft (75 homes).
 - MB confirmed that Peel Hall has now been allocated in the Proposed Submission Version Local Plan, but is outside of the 5 year supply.
 - MB confirmed that the Council has tested the Local Plan allocations through its Borough-wide transport model and had engaged with Highways England regarding required improvements to the Strategic Road network to facilitate the Garden Suburb.

- MB confirmed that WBC is meeting its own needs in respect of Housing, Employment Land (with the exception of the 31 hectare Omega west site in St Helens) and G&T sites.
- It is anticipated that subject to Executive Board and Full Council approval the Proposed Submission Version Local Plan will be subject to an 8 week consultation period commencing in early April 2019.

2. Statement of Common Ground

- MB thanked JC for St Helens comments and response to the Council's Statement of Common Ground (SoCG) and confirmed that the majority of the comments had been included in the Draft SoCG.
- MB advised that if further comments were to be submitted, then a response would be needed at the earliest opportunity.
- MB confirmed that WBC will be publishing its draft SoCG but will include text to confirm that the wording has been discussed with officers from other Councils but has not been formally agreed.
- MB and JC agreed to seek advice from their respective Councils of the process for formally signing another Council's SoCG.

3. Update on St Helens Local Plan

- JC advised that St Helens Council is currently consulting on their Submission Draft Local Plan, with the consultation period ending at 5.00pm 13th March 2019, with the Plan period being 2020-2035.
- JC advised that the Plan will make provision for at least 215 hectares of land for employment development and 486 dwellings per annum (9,234).
- JC advised that the M6, J23 study is nearing completion and that the Park Side Link Road application, for the part that passes through WBC's administrative area, is yet to be determined by WBC.
- DA & MB advised that JC would be advised if WBC have an issue with the current planning application as soon as possible.
- MB advised WBC would provide a representation to St Helens Local Plan and would inform JC in advance of any issues relating to St Helens SoCG.

Duty to Co-operate Meeting

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

20th February 2019

Warrington Borough Council, New Town House, Warrington

Attendees:

Jeremy Owens (JO) – Development Planning Manager, Cheshire East Council

Nick Billington (NBn) - Economic Research & Intelligence Officer, Cheshire East Council

David Butler (DB) - Principal Planning Officer, Cheshire West and Chester Council

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

1. Update on Warrington Local Plan

- MB confirmed the key elements of the forthcoming Proposed Submission Version Local Plan and the main changes from the Preferred Development Option (PDO) version of the Plan
 - Housing Requirement reduce to 945 homes per annum, representing a 4% uplift to the minimum requirement under the standard housing methodology to ensure balance with job growth and to address affordability issue for younger households.
 - Employment land requirement of 362ha, broadly similar to PDO
 - Main Development Areas are generally similar to those in PDO, but extent of Garden Suburb has been reduced to reflect lower overall housing requirement, more realistic build rates and as the Council is no longer proposing to 'safeguard' land. The Garden Suburb will however continue to deliver homes beyond the Plan period.
 - MB confirmed that the Council has tested the Local Plan allocations through its Borough-wide transport model and had engaged with Highways England regarding required improvements to the Strategic Road network to facilitate the Garden Suburb.
 - MB confirmed that WBC is meeting its own needs in respect of Housing, Employment Land and G&T sites
- JO suggested that a separate meeting may be helpful with Highways Officers from the two authorities and Highways England to discuss impacts on the Strategic Road

Network of the Garden Suburb and any associated impacts on the Local Road Network

- DB suggested that it might be helpful if CW&C is also invited to this meeting
- **MB to arrange a meeting with CE, CW&C and WBC Planning and Highways Officers and Highways England to discuss transport modelling outcomes and infrastructure requirements for the Garden Suburb**

2. Warrington Statement of Common Ground

- MB confirmed that WBC will be publishing its draft SoCG but will include text to confirm that the wording has been discussed with officers from other Councils but has not been formally agreed.
- JO noted the need for amendments to the wording relating to the Garden Suburb
- DB to consider whether CW&C should be included within Strategic Issue 7, relating to the Garden Suburb.
- DB noted the need for clarification to para 4.6 in respect of the status of the LEP's draft Housing Strategy.
- DB will provide any further response from CW&C relating to waste
- **JO/DB and NBi agreed to provide comments by 28th February.**

3. Update on Cheshire East Local Plan

- CE are aiming to publish their submission version Part 2 Local Plan in mid-2019, with an EIP anticipated for late 2019 and adoption in early 2020
- JO confirmed that CE will write to CW&C and WBC to seek confirmation that there are no further strategic, cross boundary issues arising from the Part 2 Plan.
- A separate Minerals & Waste DPD is being prepared with the first draft anticipated later this year, EIP 2020.
- CE are currently consulting on a Crewe Station Hub AAP Development Strategy which is being prepared to address development implications arising from the arrival of HS2 at Crewe in the immediate geographical vicinity of the proposed HS2 Hub Station. The next step will be either a further Reg 18 consultation or potentially a Reg 19 Plan consultation.

4. Update on Cheshire West & Chester Local Plan

- CW&C have concluded consultation on Main Modifications to their Part 2 Plan and are now awaiting the Inspector's Report.

- CW&C are considering their approach to the NPPF requirement to review their Part 1 Plan to assess whether the policies need updating at least every five years.

5. Process for signing other authorities Statement of Common Ground

- **All agreed to seek advice from their respective Councils of the process for formally signing another Council's SoCG**

Duty to Co-operate Meeting

Cheshire East Council, Cheshire West and Chester Borough Council, Warrington Borough Council and Highways England

25th March 2019

Warrington Borough Council, New Town House, Warrington

Attendees:

Adrian Fisher (AF) – Head of Planning Strategy, Cheshire East

Paul Hurdus (PH) - Highways Development Manager, Cheshire East

Dave Saville (DS) – Transport Strategy Manager, CW&C

David Butler (DB) - Principal Planning Officer, CW&C

Robert Heywood (RH) - Asset Manager, Highways England

Benjamin Laverick (BL) - Assistant Asset Manager, Highways England

Peter Wilson (PW) - Atkins (consultant to Highways England)

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

John Nichol (JN) – Principal Transport Planner, WBC

Ella Gartland (EG) – Principal Policy & Strategy Officer, WBC

1. Garden Suburb

- MB confirmed that Warrington's Proposed Submission Version Local Plan (PSVLP) was on the agenda at Full Council that evening (25th March) and, subject to approval, consultation is due to commence on the 15th April for a period of 9 weeks.
- MB confirmed that DtC meetings have been ongoing with CE, CW&C and HE and the key elements of the plan remain as previously discussed.
- MB talked through the proposals for Garden Suburb given its location at the junction of the M6/M56 and therefore its relevance to attendees.
- MB explained that Policy MD2 makes clear that development cannot commence (aside from the already consented Homes England schemes on non-Green Belt land) until funding and a programme of delivery for the internal and strategic road network has been confirmed.

- PH commented that the area of interest for CE is the A50 south of M56 and the Mere Moss junction.
- DS confirmed that for CW&C it's the impact on the M56 and knock on effect on the M53 given the level of development proposed along the motorway corridor generally.

2. Warrington Multi Modal Transport Model

- JN ran through the details of model and explained how it had been used to inform the preparation of the PSVLP. The MMTM will be used on an ongoing basis to test transport proposals.
- PH queried whether the A556 improvements had been factored in to the model – this opened in March 2017 and the model has a base date of 2016. **JN agreed to look into this and advise.**
- DS asked whether the model had taken account of commitments in CW&C's adopted local plan, in particular the growth sites. DS emphasised the importance of assessing holistic impacts and asked if these outputs have been taken into account and offered to share data if helpful. DS noted that CW&C now have a 2017 base year Northwich Transport model. **JN to check if the model considered adopted plans/proposals in surrounding area, in particular sites that will use the M53/M56 corridor.**

3. Highways England Modelling Work

- RH talked through the modelling work that HE has carried out in relation to M56/J10 and M6/J20. He confirmed that the level of development proposed in Warrington will have more of an impact on these particular junctions rather than the network more generally. RH also pointed out that the modelling work assumes that proposed improvements are made to M6 (Smart motorway etc).
- RH also talked through potential improvement works to each of the junctions.
- JN explained that WBC would require details of the HE modelling report for the junctions study to understand the need for each design solution. The MMTM could be used to assess the impact of the proposed junction improvements.
- DS offered data relating to CWaC schemes, including Winnington in Northwich that could be included if redoing any modelling.

4. AOB

- AF commented that this work should feed into the LEP transport strategy given that the Garden Suburb proposals are the biggest in the LEP area. **MB/JN to feed back to respective Directors.**
- MB further noted that no completions have been assumed for the first 5 years of the plan, and that the Garden Suburb will require an SPD.

- DS explained that consideration of wider impacts is needed, for example the impact on Frodsham Train Station which has free parking and may therefore be preferential over other closer stations in Warrington.
- MB noted that the issues as discussed, are flagged in the draft Statement of Common Ground and it was agreed that there was a need to continue dialogue through the Duty to Cooperate process. All agreed to check that the wording in the draft Statement of Common Ground on the Warrington website is okay.
- MB suggested that if any further queries arise that these be directed to officers before or during the forthcoming consultation period and a further meeting can be arranged as required.

DRAFT