



WARRINGTON
Borough Council

Warrington Borough Council Local Plan

Annual Monitoring Report

December 2017



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1. Key Messages

This is the 13th Annual Monitoring Report (AMR) to be produced by Warrington Borough Council in its capacity as the local planning authority. The report covers the period from the 1st April 2016 to 31st March 2017. This year's AMR continues the new approach and format employed in last year's AMR. Opportunities have been taken to strengthen the extent to which the document aims to be as user friendly as possible, through for example including links or references to where more detailed information and monitoring outputs can be directly accessed.

Overall the 2016/17 monitoring report makes for positive reading, identifying that the Borough's development plan policies continue to be effectively implemented to secure their intended positive outcomes on the borough's communities, economy and environment.

Headline findings from this AMR include:

- 492 net new homes were completed within Warrington, which is less than reported in the previous monitoring period (595 in 2015/16).
- A total of 59 affordable housing gains were recorded across the period.
- The percentage of dwellings completed on previously developed land has remained high (98%), comfortably exceeding the 80% target, ensuring that the delivery of new homes continues to constitute a catalyst for regeneration.
- The completion of 33,463 sqm of new employment floorspace across 2 sites totalling 8.08 Ha. Of land, with completions at Omega 7C (Amazon) and Kerfoot Street. This is lower than the last monitoring period (26.28Ha).
- Seven Section 106 agreements were signed providing a total future income of £5,731,338 primarily due to new agreements at Omega and Lingley Mere. This compares favourably to the last period (£1,309,202.70 received). The Council also received £478,402.12 from previous agreements which is lower than in the last AMR period (£5,237,064.67).
- The Council granted planning permission for eight development schemes that included condition(s) relating to energy efficiency and /or elements of decentralised and renewable or low carbon energy generation within the monitoring period.
- The period saw a decrease of 2,132 tonnes in total municipal waste arisings when compared to the previous monitoring period.
- 2,250 planning applications were determined, of which 1,793 (79.7%) were approved compared to 1,963 applications with 1,542 (78.6%) approved in the last monitoring period.

2. Introduction

This annual monitoring report for Warrington Borough Council, in its capacity as a local planning Authority, covers the period 1st April 2016 to the 31st March 2017. It is the 13th Annual Monitoring Report to be prepared by the Council under the provisions of Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011 - Part 6 Planning, section 113 local development: monitoring reports) and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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

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

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

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

At the outset it should be noted that the Local Development Scheme to which this AMR will report progress against is that adopted in October 2016.

The development plan policies in operation across the monitoring period were those adopted policies from the Local Plan Core Strategy, However, a legal challenge to the adopted LPCS removed the housing target from the plan and a review of the Local Plan is now underway. This is addressed in the Local Plan Progress section later in the document.

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

The 2017 AMR is structured to present information around the following themes:

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

3. Contextual Information and Indicators

Settlement & Population

The Office of National Statistics (ONS) mid-2016 population estimate for Warrington is 208,800. The density of population is high with 11 residents per hectare; this is much higher than the England average of 4.1 residents per hectare (ONS, population density, 2013). Compared to our neighbouring authorities, Warrington's ethnicity is low with just 4.1% of its total population being non-white British (Census 2011).

Social Characteristics

Last year saw the publication of new Indices of Multiple Deprivation 2015 which update the statistics from 2010. Overall, deprivation within Warrington has increased slightly relative to the 2010 indices. With an average score of 19.3 compared with 18.5 in 2010, Warrington now ranks 147th out of 326 local authorities on the rank of "Average SOA score" measure compared with 153rd in 2010. This places Warrington within the 45th centile, meaning 55% of local authorities within England are less deprived than Warrington. There is significant variation between wards with some wards being amongst the least deprived (Lymm) and some in the most deprived (Poplars & Hulme) in the country.

Employment levels within Warrington remain high. This year, Warrington has 108,500 (79.8%) people as "economically active" compared to 108,000 (80.7%) in 2016. This compares favourably with the North West (76.0%) and Great Britain (78.0%).

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

In terms of National Vocational Qualifications at level 4 and above, Warrington has gained a higher percentage (37.7%) than the North West average (34.0%) but lower than the Great Britain (38.2%) average, and has generally outperformed the regional and national averages across the remaining levels. Consequently Warrington has a lower percentage of the working age population with no qualifications in comparison to the North West and Great Britain averages. These figures have reduced slightly on the 2016 statistics from the last AMR.

The most robust information on crime supports that across this monitoring period a decrease in the overall crime rate of 2% was recorded with reductions across crimes against the person but an increase in public order offences.

Economic Characteristics

In this monitoring period, Warrington has a total of 131,000 employee jobs recorded with the majority of these being in the services sector. This is a large increase on 2016 with 122,000 jobs recorded. This is due to the data source and method of collecting the data from the ONS Business Register and Employment Survey. Major employers in Warrington currently include United Utilities, ASDA Walmart and Sellafield Ltd. Average earnings in Warrington have increased since 2016 at £577.60 gross weekly pay. This also continues the trend of higher earnings than the North West

average (£514.50) but less than the GB average (£552.70). Average house prices have increased in the last year in Warrington from £166,729 to £184,288. The latest housing tenure and household spaces statistics remain those from the 2011 Census with 71.6% of all dwellings as owner occupied and 96.8% of household spaces in Warrington being occupied.

Environmental Characteristics

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

Transport Characteristics

Warrington is at the centre of a highly connected network of motorways (M6/M62/M56), international airports (Manchester and Liverpool John Lennon), mainline rail (West Coast Mainline and Transpennine) and waterway linkages (Manchester Ship Canal). It is also an intersection for some of the busier A routes in the region (A57/A49/A56/A50). Car ownership in Warrington is higher than regional and national levels with higher percentages of households (38.9% compared to 29.5% regionally and 32.1% nationally) owning two or more vehicles and lower percentages owning no car at all. The latest travel to work data for Warrington shows 59.2% of employees come from within Warrington. The top three inflow areas into Warrington come from St Helens (13.8% of commuters), Wigan (13.3%) and Halton (11.8%). The three most popular areas for commuting out of the borough are Halton (13.4%), Manchester (12.1%) and Trafford (9.2%).

Further information and statistics regarding Warrington can be found below:

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

4. Local Plan Progress

The Warrington Local Plan Core Strategy was adopted by the Council on 21 July 2014 and is the current Statutory Development Plan for the Borough, setting out the overarching strategic policies for guiding the location and level of development in the Borough up to 2027.

Upon adoption, there was a High Court Challenge which resulted in parts of the Plan being quashed:

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

Not all of the Local Plan Core Strategy has been overturned and all other policies within the Plan remain unaltered and are considered to be a sound and robust basis for the determination of planning applications across the Borough at this point in time.

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

The Council received a total of 78 responses to the consultation. The majority were from developers and landowners although responses were also received from Parish Councils, local residents and other stakeholders. The comments were broadly supportive of the Council's approach, although there were a number of technical comments on the evidence base underpinning the Council's assessment of housing and employment need and assessment of Green Belt parcels.

In total the Council received over 150 submissions for its Local Plan 'Call for sites'. The vast majority of sites are located in the Green Belt. Of these, the predominate land use being promoted is residential, although there are significant employment and mixed use proposal sites.

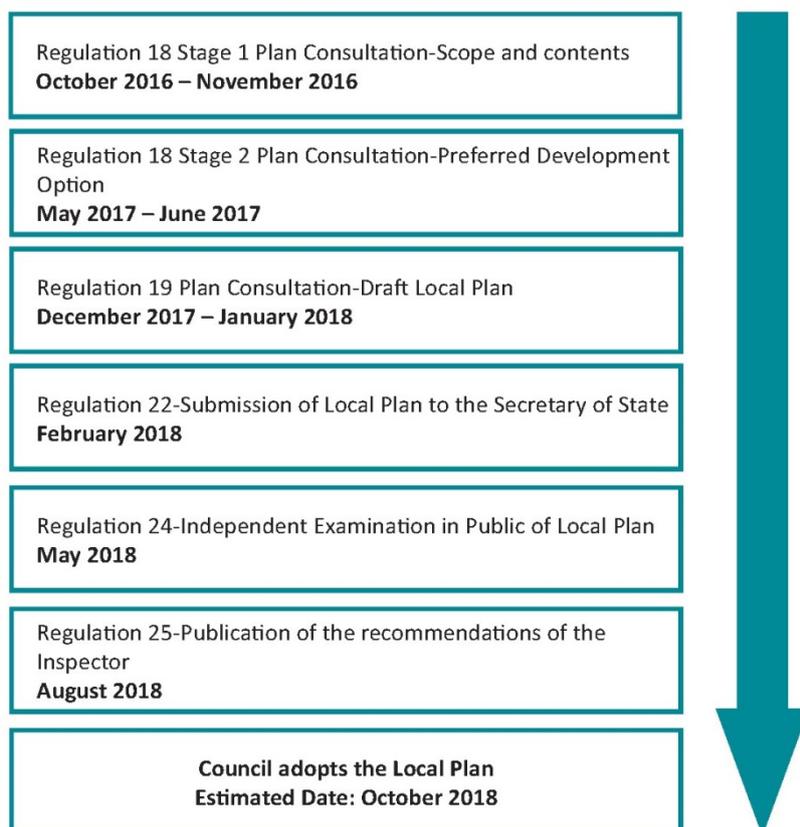
Following the consultation the Council undertook the work necessary to progress to a Preferred Development Option for accommodating Warrington's development needs. This work included:

- Updating the assessment of need for additional homes and jobs in the context of consultation responses and more recent socio-economic data;
- Carrying out a more detailed assessment of the capacity of the existing urban area to accommodate additional development, including the capacity of existing infrastructure;
- Revising the existing Plan's Strategic Objectives to retain the focus on regenerating the town centre and Inner Warrington, whilst recognising the need to accommodate additional growth and release land currently in the Green Belt;
- Assessing different options for the release of Green Belt to accommodate additional growth across the borough, including identification of the additional infrastructure that will be required; and
- Confirming the preferred main locations for development, including the main locations for Green Belt release

Consultation on the Preferred Development Option was carried out between 18th July and 29th September 2017. The Council is currently analysing and understanding the representations submitted before work commences on a draft Local Plan.

LDS Progress

The council's most recent Local Development Scheme (LDS) was approved at Executive Board on 10th October 2016. The LDS sets out a detailed programme for the review of the Local Plan in order to accommodate the new homes and jobs required to meet Warrington's development needs over the next 20 years in a sustainable manner. The timetable for the review of the Local Plan as set out in the 2016 LDS is shown below:



The Council undertook the Regulation 18 Stage 1 consultation on the Scope and Contents of the Local Plan in accordance with the LDS timetable. The Preferred Development Option consultation was subsequently delayed due to the pre-election period of the 2017 General Election. This meant that consultation could not start until 18th July 2017. The consultation period was extended to 29th September 2017 due to the consultation period taking place over the summer holidays and the level of public interest in the consultation. The LDS timetable is therefore out of date due to this delay. The Council will need to update its LDS to confirm the revised timetable for the review of the Local Plan. The revised timetable will also be dependent on the review of the large number of representations received in respect of the Preferred Development Option consultation.

Neighbourhood Plan Update

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

Appleton Thorn

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

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

Lymm

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

Stretton

The Council designated a Neighbourhood Area on 6th December 2017. Details and updates to the progress of the Neighbourhood Plans can be found below:

https://www.warrington.gov.uk/info/200564/planning_policy/1906/neighbourhood_planning

Community Infrastructure Levy (CIL)

The Council is delaying the introduction of Community infrastructure Levy

In October 2015, the Council undertook a statutory consultation on the CIL Preliminary Draft Charging Schedule (PDCS)

The consultation was undertaken between 20th October and 2nd December 2015. The Council received a total of 20 representations from developers, landowners, parish councils and other community groups.

The Council subsequently commissioned further viability work to assist in reviewing technical issues included in consultation representations as well as updating market information from the baseline viability assessment and review potential viability implications arising from the Housing and Planning Act 2016.

The consultants concluded that there were no viability issues raised by developers during the consultation which necessitated revising the proposed charges.

The additional viability work did however identify that the requirement to provide Starter Homes under the Housing and Planning Act 2016 could enable the Council to increase its proposed charges. However, as the Starter Homes Regulations were not published in their final form, the Council could not be sure of exactly what the viability implications were. Given the scale of the potential impact of Starter Homes on development viability it was not considered to be in the Council's best interest to progress to the Draft Charging Schedule stage at that time.

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

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

https://www.warrington.gov.uk/download/downloads/id/12367/final_planning_obs_spd_jan_2017.pdf

Statement of Community Involvement (SCI)

The most recent Statement of Community Involvement (SCI) produced by Warrington Borough Council was adopted in April 2014. The document can be found below:

https://www.warrington.gov.uk/info/200564/planning_policy/1903/local_plan/4

5. Local Indicators

This section of the AMR examines indicators of how the Council has performed in the latest monitoring period (1st April 2016 to 31st March 2017). Previous AMRs had reported against an indicator set carried over from former Communities and Local Government (CLG) Local Development Framework Core Output Indicators (July 2008). There is no longer a statutory requirement to report against these indicators and whilst this was also the case in previous years, the decision was taken in 2015 to set new local indicators that gave a better suite of information to be compared on an annual basis. Incidentally, some of these indicators are taken from the older national CLG indicator set.

The full set of indicators are:

- **HOU1: Net Additional Dwellings Completed (2016/17)**
- **HOU2: Net Additional Dwellings (Projection from SHLAA)**
- **HOU3: New Dwellings Completed on PDL (2016/17)**
- **HOU4: Pitch provision for Gypsy, Traveller and Travelling Showpeople (2016/17)**
- **HOU5: Affordable Housing Completions (2016/17)**
- **ED1: Total Amount of Completed Employment Floorspace (sqm) – by type**
- **ED2: Total Amount of Completed Employment Floorspace (sqm) on Previously Developed Land (PDL) – by type**
- **ED3: Total Amount of Employment Floorspace Under Construction (sqm) – by type**
- **ED4: Employment Land Available (Hectares) – by type**
- **ED5: Employment Land lost to other uses (Hectares)**
- **RET1: New Retail Development in the Town Centre (sqm)**
- **RET2: New Retail Development permitted outside defined centres (as listed in LPCS Policy SN4) (sqm)**
- **RET3: Vacant Floorspace in the Town Centre (Units & Sqm Floorspace)**
- **HFT1: A5 Planning Applications Approved with reference to the Hot Food Takeaway SPD**
- **OS1: Total Amount of Open Space (Hectares)**
- **OS2: Total Amount of Equipped Play Open Space (Sites & Hectares)**
- **OS3: Total Amount of Informal Play Open Space (Sites & Hectares)**
- **OS4: Total Amount of Parks & Gardens Open Space (Sites & Hectares)**
- **EQ1: Planning Permissions granted contrary to Environment Agency advice**
- **EQ2: Changes in Areas of Biodiversity Importance**
- **EQ3: Renewable Energy Generation**
- **EQ4: Changes to Heritage Assets (Statutory Listed Buildings)**
- **EQ5: Changes to Heritage Assets (Conservation Areas)**
- **MIN1: Production of Primary Land Won Aggregates**
- **MIN2: Construction, Demolition and Excavation Waste**
- **MIN3: Production of Secondary / Recycled Aggregates**
- **WST1: Capacity of new waste management facilities by WPA**
- **WST2: Amount of municipal waste arising and managed by management type by WPA**

Housing Land Development and Availability (April 2017)

This report contains the findings from Warrington’s housing monitoring for 2017, which forms the basis of the annual Strategic Housing Land Availability Assessment (SHLAA) 2017. The report has been expanded to include the potential capacity of sites across the borough to accommodate new homes over the next 15 years, in addition to the borough’s 5 year housing land supply.

The report can be found at the address below:

https://www.warrington.gov.uk/download/downloads/id/13445/shlaa_2017_final_july_2017.pdf

The figures contained in the report have a base date of 31st March 2017 and take account of any changes since 1st April 2016 including planning permissions; homes under construction and completions; and a review of the status and conclusions previously reached for sites already within the SHLAA process. They also include any suitable new sites which have been proposed since 1st April 2016, arising from landholder/developer interest or as a result of site information from within the council and the removal of sites that are no longer considered to have potential for housing, including sites secured for non-residential uses.

Identified Deliverable Supply of Housing Land

Through identifying those sites likely to deliver dwelling completions within the next five years (2017-2022), the Borough’s ‘deliverable’ supply of housing land, as at 1st April 2017, has been calculated and is summarised in Table 5.1 of the SHLAA which is re-produced below (the number of sites is much smaller than last year as small sites (0.25Ha and under) have been removed and replaced by a small sites allowance).

Table 5.1 – 5 Year “Deliverable” Housing Land Supply

	Number of Sites	Area (Ha)	Forecast Completions					Total	Total as %
			17/18	18/19	19/20	20/21	21/22		
PDL	39	123.14	184	141	253	459	355	1392	62.2%
PDL/GF	3	2.72	10	5	10	8	0	33	1.5%
GF	15	125.11	37	87	187	256	247	814	36.4%
Total	57	250.70	231	233	450	723	602	2239	100.0%

Although a site having planning permission is not a pre-requisite of being ‘deliverable’ it does imply a greater certainty that development will take place unless there is clear evidence that schemes will not be implemented within five years.

Small Sites Allowance

Previous iterations of the SHLAA did not utilise a physical size or capacity threshold for the identification of sites, as is now required by Planning Practice resulting in 537 sites being presented within the previous 2015 report. A revised approach has been applied within this SHLAA to bring it up to date with current practice. To this end, a physical site size threshold of 0.25ha has been adopted and only sites that meet this threshold have been assessed. For sites below this size, an allowance is made for the delivery of small sites within the housing land supply, based on historic completion information. This has reduced the number of sites assessed to 323.

Warrington has a strong record of delivering a substantial number of dwellings on small sites. This delivery has taken place under varying economic conditions and hence, does not follow any

particular trend. Therefore, it is considered reasonable to assume that small sites will continue to be delivered in the borough throughout the plan period and that an average figure (87 per annum) for the fifteen year period should be employed.

Deliverable Housing Land Supply (including Small Sites Allowance)

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

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

	Number of Sites	Area (Ha)	Forecast Completions						
			17/18	18/19	19/20	20/21	21/22	Total	Total as %
PDL	39	123.14	184	141	253	459	355	1392	52.1%
PDL/GF	3	2.72	10	5	10	8	0	33	1.2%
GF	15	125.11	37	87	187	256	247	814	30.4%
Small Sites	n/a	n/a	87	87	87	87	87	435	16.3%
Total			318	320	537	810	689	2674	100.0%

Identified Developable Supply of Housing Land

The NPPF defines 'developable' land for housing as a site in a suitable location for housing development with a reasonable prospect that the site is available for, and could be viably developed at the point envisaged.

Out of 323 sites assessed within the SHLAA only those sites concluded as being 'suitable, available and achievable' and 'suitable, likely to become available and achievable' are capable of contributing to the Borough's developable supply of housing as only these fit with the definition offered (i.e. suitable, with a reasonable prospect that the site is available and could be viably developed at the point envisaged).

The NPPF requires local planning authorities to identify specific developable sites or broad locations for years 6-10 and where possible, for years 11-15. Through identifying those sites likely to deliver dwelling completions within the next 6-15 years, the Borough's 'developable' supply of housing land, as at the 1st April 2017, has been calculated in Tables 5.3 and 5.4 of the SHLAA, reproduced below.

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

	Number of Sites	Area (Ha)	Forecast Completions						Total	Total as %
			22/23	23/24	24/25	25/26	26/27			
PDL	37	114.85	387	524	658	481	311	2361	57.5%	
PDL/GF	3	5.72	67	35	8	0	0	110	2.7%	
GF	12	116.12	263	247	255	238	198	1201	29.2%	
Small Sites	n/a	n/a	87	87	87	87	87	435	10.6%	
Total	52	236.69	804	893	1008	806	596	4107	100.0%	

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

	Number of Sites	Area (Ha)	Forecast Completions						
			27/28	28/29	29/30	30/31	31/32	Total	Total as %
PDL	30	136.13	259	407	663	345	126	1800	61.1%
PDL/GF	3	6.99	0	4	25	0	0	29	1.0%
GF	4	83.06	175	145	157	124	75	676	23.0%
Small Sites	n/a	n/a	87	87	87	87	87	435	14.8%
Total	37	226.18	521	643	932	556	288	2940	100.0%

Overall Housing Land Supply (including Windfall Allowance)

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

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

	Number of Sites	Area (Ha)	Housing Land Supply				
			Deliverable	Developable		Total	Total as %
			0 - 5 years	6 - 10 years	11 – 15 years		
PDL	106	374.12	1392	2361	1800	5553	57.1%
PDL/GF	9	15.43	33	110	29	172	1.8%
GF	31	324.29	814	1201	676	2691	27.7%
Small Sites	N/A	N/A	435	435	435	1305	13.4%
Total			2674	4107	2940	9721	100.0%

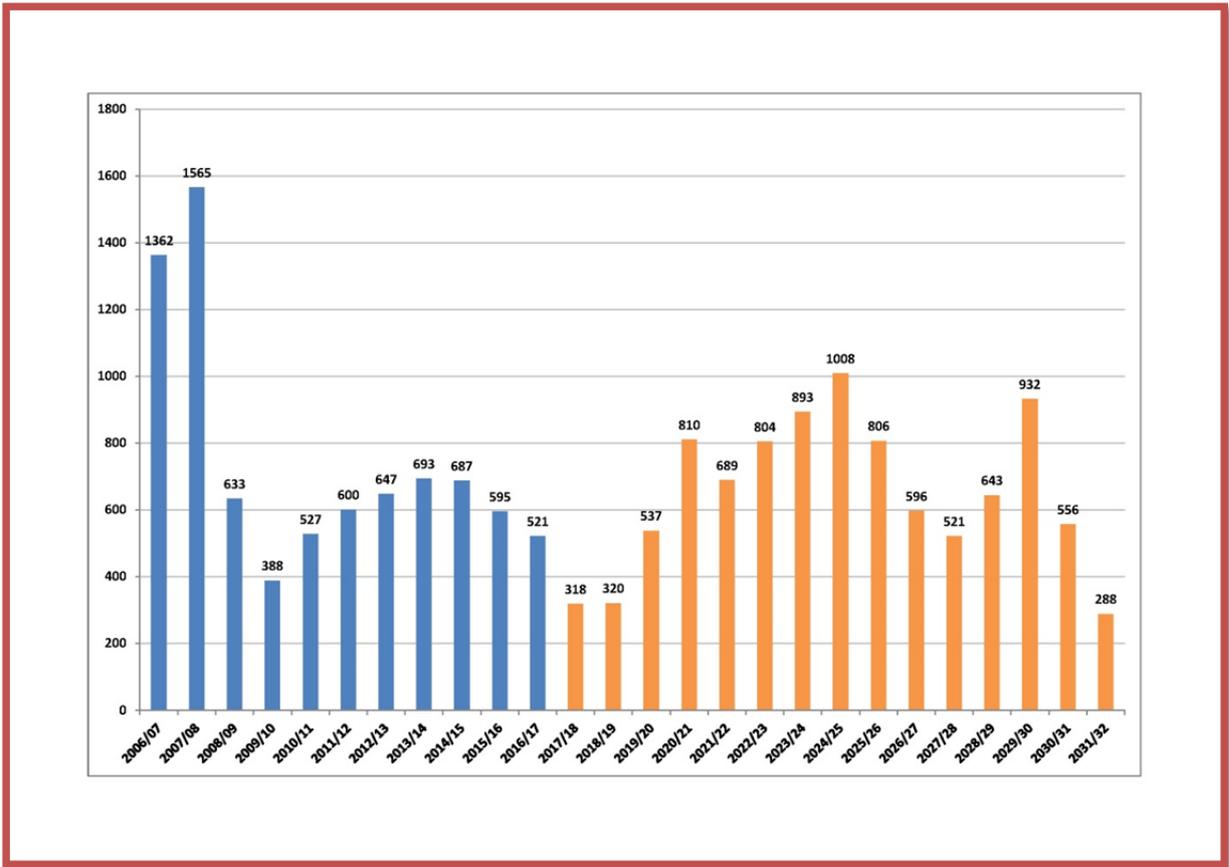
HOU1: Net Additional Dwellings Completed (2016/17)

HOU1	Net Additional Dwellings	492
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The HOU1 indicator shows that 2016/17 saw the completion of 492 net additional new dwellings (taken from 521 gross completions minus 29 losses). This compares to 595 net new additional dwellings reported in the last monitoring period.

HOU2: Net Additional Dwellings (Projection from SHLAA)

This indicator is a trajectory over time showing how actual dwelling completions compare to the latest forecast completions that come from the latest SHLAA update (in this case, the 2015 SHLAA). The chart below shows an updated trajectory for housing completions up to 2032. It also shows historic completions from 2006/07 to 2016/17 to give an indication of the trend over time. The blue columns represent actual completions and the orange columns represent the forecast completions from the 2017 SHLAA.



HOU3: New Dwellings Completed on PDL (2016/17)

HOU3	New Dwellings on PDL	509 of 521 (98%)
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Indicator HOU3 shows that of the 521 gross new dwellings in this period, 509 (98%) were on previously developed land (PDL). This percentage is slightly more than reported in the previous monitoring period (2015/16).

HOU4: Pitch provision for Gypsy, Traveller and Travelling Showpeople (2016/17)

Position at April 2014 (as reported in GTAA)

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

Travelling Showpeople		
Site Type	Address	No. of Pitches
Local Authority Sites	-	0
Private Sites with Permanent Permission	237 Liverpool Road, Gt Sankey	1
Private Sites with Temporary Permission	-	0 0
Tolerated Sites (Long term without Planning Permission)	Foundary Street, Warrington Town Centre	2
Unauthorised Developments	-	
Total Pitches		3

HOU4: Position in 2017 Annual Monitoring Report as at 31st March 2017

Gypsy & Travellers		
Site Type	Address	No. of Pitches
Local Authority Sites	-	0
Private Sites with Permanent Permission	57 Gorse Lane Smithfield Caravan Park, Glazebury Woodend Farm, Rixton	2 2 1
Private Sites with Temporary Permission	-	
Tolerated Sites (Long term without Planning Permission)	-	0
Unauthorised Developments	Two Acre Caravan Park, Walton Grappenhall Lodge, Cartridge Lane Pennington Lane, Hollins Green	20 6 4
Total Pitches		35

Travelling Showpeople		
Site Type	Address	No. of Pitches
Local Authority Sites	-	0
Private Sites with Permanent Permission	237 Liverpool Road, Gt Sankey Land to the north of Hall Lane, Stretton	1 2
Private Sites with Temporary Permission	-	0 0
Tolerated Sites (Long term without Planning Permission)	Foundary Street, Warrington Town Centre	2
Unauthorised Developments	-	
Total Pitches		5

In April 2014, Opinion Research Services published a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) for Cheshire, Warrington and Halton.

The information above shows how Gypsy and Traveller sites have changed in Warrington in this monitoring period when compared to the position published in the GTAA in April 2014.

In this monitoring period, temporary permission has lapsed on a couple of sites, meaning that there are now two sites which have become unauthorised. These are the sites at Pennington Lane and the Two Acre site in Walton, which are both subject to current planning applications (subsequently

approved following the end of the monitoring period). Also, another new unauthorised site has been established in the north west of the borough at Pennington Lane, Hollins Green. This site is also subject to a planning application (subsequently approved following the end of the monitoring period) .

In addition, a site for Travelling Showpeople (Hall Lane, Stretton) has now been granted permanent consent.

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

HOU5: Affordable Housing Completions (2016/17)

HOU5	Completions	72
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In this monitoring period, there have been 72 affordable housing completions which compares to 162 in 2015/16. The majority of these completions were at Marsden Avenue, Westy.

Employment Development and Land Availability (April 2017)

The following indicators have been set for monitoring employment development. This is also followed by the findings and outcomes from the 2016 Economic Development Needs Assessment.

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

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

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

ED4: Employment Land Available (Hectares) – by type

ED5: Employment Land lost to other uses (Hectares)

		B1a	B1b	B1c	B2	B8	Mixed B Use	Total
ED1	Floorspace (sqm)	-	-	-	-	33,463	-	33,463
ED2	Floorspace (sqm)	-	-	-	-	33,463	-	33,463
	% Floorspace On PDL	-	-	-	-	100%	-	100%
ED3	Floorspace (sqm)	-	-	-	-	-	11,610	11,610
ED4	Hectares	0.98	-	-	1.62	0.11	99.98	102.69
ED5	Hectares							4.22

Key Findings for Employment Land Monitoring data for this AMR Period (1st April 2016 to 31st March 2017)

- Total completions in the plan period from 2006 up to 1st April 2017 stands at 183.94 Ha.
- 2.94 Ha. was under construction at the 1st April 2017.
- 20 sites had planning permission, totalling 99.75 ha of land in total
- Whilst there is no specific target for new employment development on brownfield land, in the period 2006 to 2016, 91% of Warrington’s employment development has been on brownfield sites. 100% of the currently identified supply is brownfield.
- The average annual take up rate of land for development for employment uses between 2006 and 2017 was 16.7 Ha. per annum.
- Losses to other uses accounts for 4.22 Ha.

Update to the Economic Development Needs Assessment (EDNA) 2016

The council commissioned an Economic Development Needs Assessment in 2016 with the following key aims:

- “Identify the future quantity of land or floorspace required for economic development uses including both the quantitative and qualitative needs for new development; and
- Provide an overview of the current profile of Warrington’s existing employment supply and an analysis of any gaps in the current land supply in terms of quality and location.”

The start point for the EDNA was the council’s employment land monitoring data, dated 31st March 2016 (previously known as the Employment Land Availability Statement). This indicated that there were 30 sites totalling 231.87 ha. This comprised a local supply of 82.24 ha in 23 sites (35.5 percent of the floorspace total), a strategic supply of 149.63 ha in seven sites at Omega (64.5 percent). However, consideration of both the local and strategic land supply suggested that these totals include areas of land which will not be brought forward for development, will be developed for non B-Class uses or where development completed prior to 31st March 2016.

Allowing for these revisions gave a revised supply total of **111.14 ha**, comprising:

- Local supply: 35.47 ha (31.9 percent)
- Strategic (Omega): 75.67 ha (68.1 percent).

In the case of the local supply, reductions reflected the fact that 5.40 ha in the west of 36c: Gemini 16, Westbrook has Outline/Reserved Matters consent for housing. Research also suggested the six other sites, totalling 27.16 ha, will not come forward in their present form or have defined proposals for non B-Class uses. Two sites – 369: Tanyard Farm Estate, Rushgreen Road, Lymm (1.66 ha) and 380: Barleycastle Trading Estate, Lyncastle Road, Appleton, Warrington (0.80 ha) – are proposing a redevelopment of existing premises with no net gain in B1, B2, B8 land or property. Finally, developers of 362: Former Dallam Day Centre, Dallam Lane (0.48 ha) report that development of ‘The Base’ incubation centre completed in January 2016. At Lingley Mere 15 A(g): Phase 2 - Lingley Mere (9.37 ha) is also now consented for housing.

At Omega, the original 149.63 ha supply was halved in 2016 including the consent for a housing-led scheme on Omega Phase 3 (51.36 ha) and completions of B2/B8 premises on 22.6 ha.

However, the following sites were likely to be developed to meet the exclusive needs of specific occupiers. They are not available to the broader market needs and thus can be considered as outside of Warrington’s available employment land supply:

- 363: Novelis UK, Latchford Locks, Thelwall Lane (0.30 ha) – Development is for the exclusive use of Novelis
- 366: Plot R, Lakeside Drive (0.26 ha) – Proposal is for expansion space for Phonak
- 370: Unit 910, Centre Park, Lakeside Drive (0.06 ha) – Proposal is for expansion space for Brevini UK
- Omega South - Plot 7D (3.20 ha) – The remaining land would only be developed as expansion space for the Plastic Omnium facility.
- Omega Phases 1 and 2 Remainder - 2.79 ha now has reserved matters consent for a 10,870 sqm supply chain centre, to be developed for the exclusive use of Domino’s Pizza. This reduces the available land here to 26.27 ha.

Therefore, scenarios are presented for Warrington’s land resource, considering the total supply initially and then adjusting it according to the various assumptions made above.

As a revised supply, Warrington had 111.14 ha of employment land in 2016, in 18 sites. If sites not available to the broader market needs are also excluded, that supply dropped to **104.53 ha** in 14 sites of which 34.85 ha in 11 sites represents the local supply and just over two thirds, 69.68 ha in three sites, represents the strategic (Omega) supply.

2017 Update

In this monitoring period, 7 new sites were added to the list of available sites consisting of mainly small scale extensions or developments with the exception of the new Time Square Council Office Development (0.48Ha - (B1a – 9,559sqm)). We have also removed 2 sites as completed at Omega 7C (Amazon UK) and at Kerfoot Street / Folly Lane (Storage Container Site). The site at Phase1/2 at Omega South has also reduced to take account of the new application for a distribution centre for Dominos Pizza.

Taking into account the new sites and those removed/amended, the current supply of employment land in Warrington stands at **102.69Ha**, a small decrease on last year of 1.84Ha.

Retail Development in the Town Centre (April 2016)

The most recent Retail Study for Warrington is the Borough Wide Retail and Leisure Needs Assessment (White Young Green) which forms part of the evidence base for the Warrington Local Planning Framework. This updated the previous Retail Study from 2009 (partially updated in 2012). The Report and its appendices can be downloaded from:

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

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

RET1	Floorspace (sqm)	0
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RET2: New Retail Development permitted outside defined centres (as listed in LPCS Policy SN4) (sqm)

RET2	No. Of Permissions	2
	Floorspace (sqm)	3,972

In total, 3 approvals for new retail development were granted across this monitoring period. Of these permissions, 2 were classed as out-of-centre.

These permissions were:

2015/26469 – Zones 3 to 6 Omega South – 3,500 sqm of A1 (although the retail will form the basis for the new emerging Omega Hub).

2016/27213 – Lidl, Thewlis Street – Additional 472sqm gross A1 onto existing store

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

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

The updated Retail and Leisure Needs Assessment identified vacancy levels within Warrington Town Centre in November 2014. The study updated the annual retail survey undertaken by Experian GOAD. The figures returned above show that the Town Centre continues to show high levels of vacant units which have increased since 2012 from 19.3% to 23.5% of the total units in the Town Centre. The study also identified that 80% of the vacant units had a floorspace of 200 sqm or lower. These figures have not been updated in this monitoring period.

Hot Food Takeaway SPD

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

HFT1	No. of Planning Permissions	1
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In the monitoring period of this AMR, 6 applications were received for A5 uses. Of these applications, one was cancelled, four were refused with the remaining application gaining planning permission. In the cases of approval, the Hot Food Takeaway SPD was specifically referred to in the planning officer's reports in determining the applications.

Open Space

OS1: Total Amount of Open Space (Hectares)

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

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

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

In 2016, the Council published an updated 'Open Space Audit', a position statement that provided a snapshot of the headline findings from the open space and recreation audit as at 1st April 2015. The table below shows the headline figures from the new evidence and the previous published Audit from 2012.

		Total (2014/15 Period) (2012 Audit)	Total (2015/16 Period) (2015 Audit)
OS1	Hectares	1,725	1,876
OS2	Sites	165	130
	Hectares	10	11
OS3	Sites	231	252
	Hectares	102	92
OS4	Sites	81	121
	Hectares	392	432

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

The results show that whilst the number of equipped play sites reduced between 2012 and 2015, the actual area of these sites has increased from 10 to 11 hectares. Informal play areas saw a reduction in the site areas but an increase in the number of sites. Sites classified as Parks and Gardens saw an increase in both number and size over the three year period.

These figures have not been updated in this monitoring period.

Environmental Quality

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

EQ1: Planning Permissions granted contrary to Environment Agency advice

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

EQ2: Changes in Areas of Biodiversity Importance

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

EQ3: Renewable Energy Generation – Approved Schemes

EQ3	No. of Approved Schemes	8
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The application of the second part of the adopted Local Plan Core Strategy policy (QE1) has ceased to be applied in relation to residential development during this monitoring period, since the publication of the new Planning Obligations SPD January 2017. The second part of Policy QE1 sought energy efficient development in line with the energy hierarchy and reductions in CO₂ emissions above Part L of the current Building Regulations (at the time applications were submitted) for all types of development. Going forward it will only be able to be applied to commercial development due to amendments to the Planning and Energy Act 2008 (implemented as part of the Government's Review of the Housing Standards Review through the Deregulation Bill 2015).

In terms of renewable energy provision as part of development schemes, the Council granted planning permission for **five** development schemes that included condition(s) relating to energy efficiency and /or elements of decentralised and renewable or low carbon energy generation within the monitoring period. One of these schemes has commenced development. Some have been required to achieve 10% of their total predicted energy demand from decentralised and renewable or low carbon sources in line with the target in Policy QE1, whilst others have been required to provide electric charging points or demonstrate compliance with the low carbon policy contained in the Local Plan Core Strategy.

There have been **three** applications for the installation of renewable energy schemes to existing buildings. All of which have been for the installation of solar panels, either to warehouses or as free-standing arrays.

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

EQ4: Changes to Heritage Assets (Statutory Listed Buildings)

EQ4	No. Of Listed Buildings	375
	+/- Change since 2015 AMR	0

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

EQ5: Changes to Heritage Assets (Conservation Areas)

EQ5	No. of Conservation Areas	16
	+/- Change since 2015 AMR	0
	Area (Hectares)	191.5
	+/- Change since 2015 AMR	0

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

Minerals

MIN1: Production of Primary Land Won Aggregates

The NPPF requires Mineral Planning Authorities (MPAs) to produce an annual Local Aggregate Assessment (LAA) that provides an assessment of the demand for and supply of aggregates in the MPA area. The Council is working jointly with the 10 Greater Manchester Authorities, the 5 Merseyside authorities and Halton in preparing a joint LAA. The draft version of the Joint Local Aggregate Assessment for Gt Manchester, Merseyside, Halton and Warrington 2017 provides aggregated figures on a sub-regional basis only. Warrington is grouped together with the Greater Manchester and Merseyside authorities (including Halton) for these monitoring purposes as figures cannot be assigned to individual boroughs for reasons of confidentiality.

In the Draft LAA (2017), the landbank for crushed rock aggregate has decreased marginally from 20.43 million tonnes in 2015 to 19.59 million tonnes as at 31st December 2016. This is sufficient to provide for 31.1 years based on the average production rate over the previous 10 years, which is above the 10 year minimum landbank required by NPPF.

Reserves of land-won sand and gravel also fell in 2016 because one quarry has been identified as closed for primary aggregate extraction, whilst another has been worked out (although an application for an extension of time and area at this quarry is pending). Therefore, unless a new permission is granted, the landbank for sand and gravel in the sub-region is under the minimum of 7 years set out in NPPF.

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

	Landbank as at 31.12.2014	Permitted reserves as at 31.12.2015	Annual apportionment requirement 2005 – 2020	Landbank as at 31.12.2015
Crushed Rock	16.5 years	20.43mt	1.32 mt	15.5 years
Sand and gravel	9.0years	3.70 mt	0.43 mt	8.6 years

Source: LAA 2017

Source: LAA 2017

The report also compares the annual apportionment requirements with 10 year average sales data as an alternative to assessing forward supply. It also shows the 3-year rolling average of sales which demonstrates the trend in sales more than the 10 year data.

Land won sand and gravel sales in the sub region between 2007 – 2016 (million tonnes)

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Sales	0.3	0.44	0.37	0.22	0.24	0.24	0.24	0.26	0.31	0.25

Source: LAA 2017

Crushed rock sales in the sub region between 2007 – 2016 (million tonnes)

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Sales	1.1	0.69	0.30	0.29	0.36	0.81	0.42	0.69	0.79	0.87

Source: LAA 2017

Sales figure for 2016 is taken from planning application data to maintain confidentiality

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

Forecast based on 10-year supply

	Aggregate	
	Sand and Gravel	Crushed Rock
10 year average sales (2007 to 2016)	0.29Mt	0.63Mt
3-Year rolling average of sales	0.27Mt	0.78Mt
Total Requirement (2016 to 2031)	4.35Mt	9.45Mt
Permitted reserves as at 31/12/2016	c.	19.59Mt
Landbank as at 31/12/2015	5Yrs (based on existing planning permission)	31.1Yrs

The 10-year average figure for sand and gravel is 0.29 million tonnes, with an average for the last three year period being 0.27 million tonnes. The 10-year average figure for crushed rock is 0.63 million tonnes, with the average for the last three year period being 0.78 million tonnes.

The 10-year average figure for sand and gravel is 0.29 million tonnes. This is down 0.14 million tonnes on the 2005 – 2020 annual apportionment requirement of 0.43 million tonnes.

The 10-year average figure for crushed rock is 0.63 million tonnes. This is down 0.69 million tonnes on the 2005 – 2020 annual apportionment requirement of 1.32 million tonnes.

MIN2: Construction, Demolition and Excavation Waste

Data on secondary and recycled aggregate production and use is still variable and incomplete. This is because, while some sites operate under licence and can be monitored, much recycling and re-use occurs on individual construction sites, is temporary in nature and does not produce data. The Environment Agency's database 'Waste Data Interrogator' provides the best available information. The table below shows the amount of CD&E waste produced and handled at sites in the sub-region in 2016. However, the totals in this table will not reflect the true amount of CD&E waste produced and managed in the sub-region because it only shows the waste that moves through licenced sites and does not include waste that is reused on site or disposed of at exempt facilities.

Construction, Demolition and Excavation Waste Produced and Handled in the Sub-region, 2016 (tonnes)

LA Area in Sub-region	Produced	Handled
Greater Manchester	2,605,920	2,863,791
Merseyside with Halton	1,163,644	1,330,523
Warrington	100,292	328,981
Total	3,869,856	4,523,295

Source: Environment Agency Waste Data Interrogator 2016

MIN3: Production of Secondary / Recycled Aggregates

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

Alternatives Arisings in North West 2008 (million tonnes)

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

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

Waste

WST1: Capacity of new waste management facilities by WPA

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

There has been one application for a waste management facility (2016/28356) approved in this monitoring period.

The proposal was to increase the capacity of organic waste that could be treated at Diggle Green Farm, Culcheth to a maximum of 72,000 tonnes per annum. This represented just over a doubling of the previously approved capacity. The application was a resubmission of an application that was refused on 26th June 2015 (2015/25283) and was then subject to an appeal. The application was granted consent on appeal on 8th September 2016.

WST2	Landfill	Incineration with Energy From Waste (EfW)	Incineration without Energy From Waste (EfW)	Recycled/Composted	Other	Total Waste Arisings
Amount of waste arisings in tonnes	2,396	39,797	0	53,471	0	95,664

The 2016/17 monitoring period saw a decrease of 2,131 tonnes in the total municipal waste arisings when compared to the previous monitoring period. This resumes the previous downward trend in the total municipal waste arisings after last year's slight increase. There was another decrease of 1,784 tonnes in the amount of recycled/composted waste that was collected (down from 55,255 to 53,471 tonnes). The amount of waste incineration has also decreased by 874 tonnes from 40,761 to 39,797 tonnes.

Whilst, in general terms the 2016/17 monitoring period saw the continued effects of the Council's new municipal waste disposal contract, which has seen a further reduction in the total amount of municipal waste arising when compared to the previous monitoring period (down from 97,795 to 95,664 tonnes), there has been a slight increase in the amount of waste being landfilled when compared to the previous monitoring period (up from 1,869 to 2,396 tonnes).

S106 Monitoring

This monitoring period (1st April 2016 to 31st March 2017) saw 7 new Section 106 Agreements signed and 2 new unilateral undertakings totalling £5,731,338. This includes one agreement signed at Omega Zones 3 to 6 for up to £2,895,000 for Highways/Affordable Housing/Healthcare/Education contributions and also one signed at Lingley Mere for £2,730,000 of Highways / education / off site recreation contributions.

The period also saw the receipt of £478,402.12 in 4 separate contributions. This includes £350,000 from the Vulcan Works site in Newton-le-Willows, St Helens, towards highways improvements.

The situation of all ongoing Section 106 Agreements as at the end of Quarter 1 (June 2017) is appended to this AMR.

Applications Monitoring

In this monitoring period, the Council decided 2,250 planning applications. Of these, 1,793 (79.7%) were approved, 171 (7.6%) were refused and a further 124 (5.5%) were withdrawn for various reasons. A further 162 applications were either cancelled before determination or were judged that planning permission was not required.

Statistics on determination of planning applications showed:

- 41% (16/39) of 'major' applications were decided within 13 weeks.
- 88% (28/32) of 'major' Planning Performance Agreements / Extensions of Time and EIA decisions were decided within agreed timescales.
- 82% (932/1,130) of 'minor' or 'other' applications were decided within 8 weeks.
- 64% (77/121) of 'minor' Planning Performance Agreements / Extensions of Time and EIA decisions were decided within agreed timescales.

This monitoring period also saw the determination of 44 planning appeals with 27 (61.4%) being upheld and the remaining 17 (38.6%) being overturned .

6. IDP Update (Interim CIL Infrastructure Update)

The Infrastructure Delivery Plan (IDP) and the associated schedules form part of a series of evidence based documents that underpin Warrington's Local Plan Core Strategy.

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

The Council last reviewed the existing IDP schedule during the consultation on the CIL Preliminary Draft Charging Schedule and this provides the most up to date information in relation to infrastructure priorities and funding. The information has been drawn from a number of stakeholders and can be found below.

The IDP will be updated in support of the review of the Local Plan.

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

7. Duty To Co-operate

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

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

- The provision for new housing across a wider housing area
- The provision of major retail, leisure, industrial and other economic development
- The provision of infrastructure; and
- The protection and enhancement of the natural and historic environment

The Town and Country Planning (Local Planning) (England) Regulations 2012 usefully clarifies the public bodies which the duty to co-operate also covers. This includes:

- Environment Agency
- Historic England
- Natural England
- Civil Aviation Authority
- Homes and Community Agency
- Clinical Care Commissioning Groups
- Office of the Rail Regulator
- Highways England
- Integrated Transport authorities
- Highways Authorities
- Marine Management Organisation
- Local Enterprise Partnership

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



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Annual Monitoring Report 2017

Appendices

Section 106 Monitoring Updates

Affordable Housing Contributions

Application Number	Address	Ward	Date S106 signed	Affordable Housing Contribution	Progress 16/17
2006/08274	Land Adjacent to Manchester Ship Canal	Latchford East	25/08/2006	Commutated sum - £500,000 1st instalment - £250,000 of the date of the 1st disposal. 2nd instalment due 12 months from the date of the 1st instalment.	Contribution used at: Penketh Court (£300,000.00) and Contribution used at Henry Street Mews (£200,000.00) Work Completed
2010/16177	Land at Western End of Greenall's Avenue	Latchford West	06/09/2011	Commutated sum - £250,000 On or before the completion of the sale of the first housing unit the owners shall pay the affordable housing commuted sum to the Council.	Contribution committed to be used at Harrison Square/Centre. On site at present.
2012/20626.	Riversdale/ Battery Lane	Rixton and Woolston	28/03/2013	Commutated sum - £80,000 Prior to the 1 st occupation of the development.	Contribution committed to be used at: Harrison Square/Centre. On site at present.
2012/20047	Former HMS Gosling, Lady Lane, Croft, Warrington, WA3 7AY	Culcheth, Glazebury and Croft	12/10/2012	Commutated sum - £240,000 Prior to the 1 st occupation £120,000 Prior to the occupation of the 13th House £120,000	Allocated to Harrison Square/Centre (£170,000.00) Committed to Temporary Accommodation – (£70,000.00). On site at present.
2014/23334	Former Ship Inn and adjoining land, Chester road, Walton	Stockton Heath	19/05/2015	Commutated sum - £150,000 Contribution towards the costs of providing affordable housing within the borough Prior to commencement	Committed to Temporary Accommodation.
2010/16947	Booth's Hill House, Lymm	Lymm South	24/12/2010	Commutated sum - £225,000 14 days after the land transfer	Committed to Temporary Accommodation.
2013/22398	Former Horizon Centre, Loushers Lane, Warrington	Latchford West	01/10/2013	Commutated sum - £90,000 £45,000 prior to occupation £45,000 prior to the occupation of the eighth dwelling	Committed to Temporary Accommodation – (£55,000.00). £35,000 to be allocated.

Affordable Housing Contributions

Application Number	Address	Ward	Date S106 signed	Affordable Housing Contribution	Progress 16/17
2012/20808	The Hermit Inn, Golborne Road, Winwick, Warrington, WA2 8SN	Burtonwood and Winwick	22/07/2013	Commutated sum - £90,000 50% - £45,000 prior to occupation 50% (£45,000) upon the occupation of the 12th dwelling.	To be allocated
2013/22322	Gemini 16, Land to the South of Westbrook Crescent, Warrington	Westbrook	22/12/2014	Commutated Sum - £425,000 Additional Affordable Housing Contribution - £850,000 £425,000 before the commencement of the development and £850,000 (additional affordable contribution– see S106) In the event that the owner elects to pay the additional affordable housing contribution pursuant to clause 1.4 of this schedule to pay the additional affordable housing contribution to the council on or (at the owner's absolute discretion) prior to occupation of 50% of the open market units. Clause 1.4 – The owner may elect to pay the Affordable housing additional contribution to the council pursuant to and in accordance with clause 3.1 of this schedule.	Agreed to pay the additional contribution on 50% occupation
2013/22491	Former M & S Discount Store, Warrington Road, Glazebury	Culcheth, Glazebury & Croft	04/06/2014	Commutated sum - £105,000 £52,500 prior to the occupation of the 7th dwelling and £52,500 prior to the occupation of the 14th dwelling	To be allocated
2010/17053	Wellfield Street Land west of Gas Valve Compound	Great Sankey South	11/11/2010	3 Units	Not yet started
2007/10646	Walton Locks, Chester Road, Warrington	Bewsey & Whitecross	27/09/2007	48 units	Affordable units complete

Affordable Housing Contributions

Application Number	Address	Ward	Date S106 signed	Affordable Housing Contribution	Progress 16/17
2012/20175	Land at Doeford Close, Culcheth and Glazebury, Warrington, WA3 4DL	Culcheth, Glazebury and Croft	22/03/2013	8 Units	Affordable units complete
2013/22269	Land at Kingswood 8, Warrington	Westbrook	20/12/2013	29 Units	Affordable units complete
2012/20529	Land off Marsden Avenue	Latchford East	02/04/2015	32 units Affordable rented dwellings	Under Construction
2016/27809	The Rhinewood Country House Hotel, Glazebrook Lane	Rixton and Woolston	21/02/2017	Commuted sum - £405,000 To pay 50% of the affordable housing contribution to the council on or before the occupation of the fifth individual dwelling unit on the development. (£202,500.00) To pay the remaining 50% of the affordable housing contribution to the council on or before the occupation of the seventeenth individual dwelling unit on the development (£202,500.00)	Trigger not yet met
2007/10238	Land at Navigation Street, Howley, Warrington	Fairfield and Howley	06/09/2007 & 26/08/2009	Commuted sum - £390,440 50% on or before 1 st occupation 50% on 1st Anniversary	Site stalled.
2011/18363	A J Beer and Co Warrington LTD, Station Road, Latchford, Warrington, WA4 2AD	Latchford East	23/04/2013	Commuted sum - £100,000 Prior to the 1 st occupation of the development	Trigger not yet met

Affordable Housing Contributions

Application Number	Address	Ward	Date S106 Signed	Affordable Housing Contribution	Progress 16/17
2011/18949 (Renewal)	Land at Dawson House, Liverpool Road, Great Sankey	Great Sankey North & Whittle Hall	07/12/2010	<p>Commutated sum - £1,995,760</p> <p>£498,940 to be paid within 45 working days of commencement date.</p> <p>£498,940 to be paid within 45 working days of the 51st occupation</p> <p>£498,940 to be paid within 45 working days of occupation of the 100th dwelling on land.</p> <p>£498,940 to be paid within 45 working days of occupation of the last dwelling on land.</p>	Trigger not yet met
2012/20090	Hollingreave Farm, Dam Lane, Rixton- with Glazebrook, Warrington, WA3 6LE	Rixton & Woolston	12/06/2013	<p>Commutated sum - £45,000.00</p> <p>To pay the contribution upon the 1st occupation.</p>	Trigger not yet met
2012/20594	2, Field Lane, Appleton, Warrington, WA4 5JR	Appleton	02/10/2013	<p>Commutated sum - £45,000.00</p> <p>Prior to commencement</p>	Trigger not yet met
2015/26442	Willowpool Nurseries and Garden Centre, Burford Lane, Lymm	Lymm South	16/05/2016	<p>Commutated Sum - £70,530.00</p> <p>An initial payment of £25,250 on occupation of the first unit</p> <p>Second payment of £25,250 on occupation of the 6th unit</p>	Trigger not yet met

Affordable Housing Contributions

Application Number	Address	Ward	Date S106 Signed	Affordable Housing Contribution	Progress 16/17
2015/26780	The Farmers Arms, 222 Rushgreen Road, Lymm, WA13 9RD	Lymm North & Thelwall	03/10/2016	<p>2 Units / commuted sum of 30% of the open market value</p> <p>The owner will nominate two of the houses as affordable housing units. (12 weeks prior to completion of each unit - See agreement for nominating buyer process).</p> <p>If nominated person is not found then developer is to pay commuted sum (30% of the open market value)</p> <p>Commutated sum to be used towards providing affordable housing within the borough within 10 years from the date of payment.</p>	Trigger not yet met
2016/27453	Land between Cedarfield Road and Farmers Arms, Lymm, Warrington	Lymm North & Thelwall	02/08/2016	<p>Unilateral Undertaking £23,510.00</p> <p>To be used only for the provision of affordable housing in Lymm, if not used for that purpose within 30months then it will be used for the provision of affordable housing with the borough of Warrington</p>	Trigger not yet met
2016/28534	Oakdene nursing home, Twiss Green Lane, Culcheth and Glazebury, warrington, WA3 4DJ	Culcheth, Glazebury and Croft	22/12/2016	<p>Commutated Sum - £12,298.00</p> <p>To apply the Affordable Housing contribution solely towards the provision of Affordable Housing within the Borough of Warrington and for no other purpose</p>	Trigger not yet met
2015/26469	Zones 3 to 6, Omega South, Warrington	Great Sankey North & Whittle Hall	20/12/2016	<p>20% of each residential phase - Starter Homes</p> <p>To ensure that 20% of the residential units within each phase are constructed, marketed and sold as starter homes/discount market units</p>	Trigger not yet met

Health Contributions

Application Number	Address	Ward	Date 106 Signed	Health Contribution	Progress 16/17
99/40635	Chapelford Urban Village	Chapelford & Old Hall	10/05/2002	Land Transfer for new health facility.	Land transferred to WBC January 2017.
2011/18949	Land at Dawson House, Liverpool Road	Chapelford & Old Hall	07/12/2010	£193 per dwelling to be constructed on the land pursuant to the planning permission to be paid to the council as a contribution towards the provision of primary health care within a five mile radius of the land. Within 45 days of the 1 st occupation to pay the PCT contribution	Contribution not yet received – Trigger not yet met
2015/26469	Zone 3 to 6, Omega South, Warrington	Great Sankey North & Whittle Hall	20.12.16	Premises 1,500 square feet located within a standalone building or part of a larger building or development on open market terms	Neighbourhood centre within Omega development not yet commenced.

Education Contributions

Application Number	Address	Ward	Date 106 Signed	Education Contribution	Comments Q1 (July 2017)
2013/22322	Gemini 16, Land to the South of Westbrook Crescent, Warrington	Westbrook	22.12.14	£866,300.00 solely towards the costs of providing additional primary school places at any primary schools within a two mile radius of the site boundary and additional secondary school places at any secondary schools within a three mile radius of the site boundary to meet the additional demands places upon the said schools classroom facilities resulting from the development and for no other purpose. Education contribution to be paid in its capacity before commencement of the development.	Expansions at St Phillip's CE, Chapelford and Barrowhall as described in the West Warrington strategy for primary schools and second stage which involves creation of additional secondary school places. <ul style="list-style-type: none"> • Chapelford has been completed. • St Phillips has been completed. • Barrow Hall new school has been completed.
2013/2269	Land at Kingswood 8, Warrington (Land Adjacent to Butts Green)	Westbrook	20.12.13	£428,830.00 towards the provision/ enhancement/ improvement of education facilities within a 3 mile radius of the development. Occupation of the 25th Unit 5 years to utilise the monies.	

2016/27313	Land bounded at Lingley Mere Business Park,	Great Sankey North & Whittle Hall	07.10.16	<p>Primary Education - £1,011,203</p> <ul style="list-style-type: none"> • Towards the delivery of a new primary school (Barrow Hall Lane Primary) in the vicinity of the site <p>Secondary Education - £914,216</p> <ul style="list-style-type: none"> • Towards the costs of providing additional capacity at St Gregorys High School and/or Great Sankey High School 	Contribution not yet received – Trigger not yet met
2015/26469	Zone 3 to 6, Omega South, Warrington	Great Sankey North & Whittle Hall	20.12.16	<p>Site acquisition and construction - Barrow Hall Lane</p> <p>Procure the transfer of the School land by the owner to the Council for nil consideration within 10 working days after the practical completion of the school or if practical completion of the school has already occurred at the date of this agreement within 10 working days of the date of this agreement.</p>	Land transfer to Council September 2016.

Community Contributions

Application Number	Address	Ward	Date 106 Signed	Triggers / Instalment	Comments Q1 (July 2017)
2005/06963	Carrington Wire Site	Fairfield & Howley	30/03/2006	£50,000.00 contribution towards the Council's costs of providing a community facility in the vicinity of the site.	Initial works complete. Discussions ongoing regarding how to best utilise the remaining balance of £18,865.

Highways Contributions

Application Number	Address	Ward	Date 106 Signed	Highways Contribution	16/17 Progress
A02/46072	Culcheth Hall Barns, Withington Avenue, Culcheth	Culceth, Glazebury & Croft	18/02/2004	Adoptable standard of the footway shown edged blue on plan 2 in Withington Avenue and the planting of a hedgerow on site. £10,000.	Complete. Remaining balance being used for bollards.
2005/06963	Land at former Carrington Wire, Warrington	Fairfield & Howley	30/03/2006	Highways contribution of £700,000	Complete.
2008/12406	Marks & Spencer Plc, Gemini, Westbrook	Westbrook	03/09/2008	£194,110 towards sustainable transport improvements including pedestrian/ cycle and public transport within 1.5km of and serving the land.	Remaining balance transferred to 2011/18312. Scheme on site and ends September 2017.
2009/15535	Eric Moore Health Centre, Tanners Lane, Warrington, Wa2 7nj	Bewsey & Whitecross	03/05/2011	£3,000 towards the costs of proposing a Road Traffic Regulation Order	Building is now complete
2011/17717	Red Cott Farm, Lymm, Warrington	Lymm South	28/04/2011	£50,634 towards identified measures and initiatives for the local transport network.	Remaining balance being used for TPT scheme.
2011/18512	810, Europa Boulevard, Burtonwood and Westbrook, Warrington, Wa5 7ty (Next)	Westbrook	24/02/2012	£126,000.00 - Towards footway and cycle improvements	Complete.
2010/16581	Saxon Park East, Liverpool Road, Warrington	Great Sankey South	31/08/2010	£125,552 footpath and cycleway contribution (highways) "Carry out improvements to pedestrian and cycle facilities along Barnard Street and Forrest Way"	Allocation to be confirmed.

Highways Contributions

Application Number	Address	Ward	Date 106 Signed	Highways Contribution	16/17 Progress
2012/20007	Bank Park Depot, Kendrick Street, Bewsey and Whitecross, Warrington, Wa1 1uz	Bewsey & Whitecross	27/02/2013	£50,000 towards highways improvements within a 1 kilometre radius of the site.	£15K orders have been placed. Remainder to be used to update IMESH signals. Consultant commissioned for Crosfield Street one way and Centre Park link (In progress)
2012/20721	Total Fitness, Winwick Road, Warrington, Wa2 8hq	Bewsey & Whitecross	18/04/2013	£5,000 towards the costs in providing improvements to the road network within 2 mile radius of the site	Works complete on site. £4,376 of orders placed for IMESH signal updates
2009/15420	Land/building south side of Farrell Street	Fairfield & Howley	28/09/2011	£318,000. To apply the highways contribution solely towards the provision of improvements to the highways network in the vicinity of the site.	Monies possibly to be used for Environment Agency scheme. Talks ongoing.
2007/10646	Walton Locks, Chester Road, Warrington	Bewsey & Whitecross	27/09/2007	£13,000 towards improving highways within the vicinity of the site. Improvement within a 5km radius	Design brief prepared.
2012/20626.	Riversdale/ Battery Lane	Rixton and Woolston	28/03/2013	£15,000. The definition of works means re-surfacing and general highways improvement works to Martincroft Green to bring it to an adoptable standard	Works completed.
2014/23334	Former Ship Inn and adjoining land, Chester road, Walton	Stockton Heath	24/02/2015	£10,000. TRO contribution solely towards the councils costs in researching and making an application for a TRO including any highway works needed to implement the order if obtained in respect of highway at Chester road.	Ongoing with traffic monitoring team. Speed restrictions approved and parking discussions are ongoing.
2012/20175	Land at Doeford Close, Culcheth and Glazebury, Warrington, Wa3 4dl	Culcheth, Glazebury & Croft	22/03/2013	£28,563.00 (+RPI) Towards the improvements to pedestrian facilities on Common Lane.	Contribution to be spent on zebra crossing on Common Lane.

Highways Contributions

Application Number	Address	Ward	Date 106 Signed	Highways Contribution	16/17 Progress
2003/1461	Vulcan Works	St Helens	25/01/2007	£350,000. Improvement works to the junction of Alder Root Lane with Hollins Lane and also the A49 Newton Road between the junction of the A49 and Hollins Way and the junction of the A49 with the A5738 Golbourne Road within the Borough of Warrington shown for the purposes of illustration only on drawing number 1 annexed to this deed	On hold until Parkside Colliery development moves forward.
2012/20529	Land off Marsden Avenue, Latchford, Warrington, WA4 1UB	Latchford East	02/04/2015	Highways (£38,500) Contribution towards safer routes to school initiatives	Drop Crossings to be implemented along the route to both primary schools in the area. Design brief being put together.
2011/18631	Land Adj Farmers Arms Rushgreen Road	Lymm North & Thelwall	22/02/2012	£20,000. Facilitate and finance Highway improvements work within a two mile radius of the site as set out in schedule 5	Potential footway scheme – yet to be confirmed.
2010/17091	Eagle Ottawa Warrington Ltd, Thelwall Lane, Warrington, Wa4 1nq	Latchford East	25/05/2011	£35,000. Towards highways works – Traffic Regulation Order	Scheme to be confirmed.
2012/20808	The Hermit Inn, Golborne Road, Winwick, Warrington, Wa2 8sn	Burtonwood & Winwick	22/07/2013	£2,500. Traffic Contribution towards the implementation of a waiting order	Works complete.
2013/22453	Land at Kerfoot Street, Bewsey & Whitecross	Bewsey & Whitecross	25/10/2013	£15,974. Improvements to the road network within a two mile radius of the site	Scheme progressing.
2003/01449	Phases 1 & 2 Omega site	Burtonwood & Winwick	Various agreement		

Highways Contributions

Application Number	Address	Ward	Date 106 Signed	Highways Contribution	16/17 Progress
2014/23290	Zone 7 Omega South	Great Sankey North & Whittle Hall	21/10/2014	£200,000. The carrying out of feasibility studies and design work for MOVA traffic signals on Junction 8. The installation of the MOVA signals and CCTV on junction 8	Scheme progressing.
2005/06423 & variation 2015	New World Limited, Thelwall Lane, Warrington	Latchford East	07/10/2016	Bus Contribution Total - £200,000.00 First instalment - £100,000.00 (21st Sept 2016) £80,000 to be used to subsidise the bus services made necessary as a result of the development. £20,000 to advertise the bus service Second instalment - £60,000.00 (30th Sept 2017) Advertise and subsidise the bus service Third instalment - £40,000 (30th Sept 2018) Advertise and subsidise the bus service	Scheme progressing.
2013/22143	Land to the south of the M62, west of Junction 8, Omega South, Warrington, Cheshire (Bericotte Land)	Burtonwood & Winwick	29/08/2013	£69,822.87 On occupation of the Asda regional distribution centre	Junction 8 contribution. Currently ongoing.

Highways Contributions

Application Number	Address	Ward	Date 106 Signed	Highways Contribution	16/17 Progress
2012/19826	Plot 4, Barleycastle Trading Estate, Lyncastle Road, Appleton, Warrington, WA4 4SN	Grappenhall	13/11/2014	£19,301 to be paid within 2 months of commencement £19,300 to be paid within 4 months of the commencement date £19,300 to be paid within 6 months of the commencement date	Contribution not yet received.
2007/11662	Forest Way Business Park, Forest Way	Great Sankey South	30/04/2008	£450,000.00 To pay the highways contribution to the council: £150,000 on the commencement date £150,000 on first occupation £150,000 on completion of the final unit Spending should be complete within 5 years of the date on which the council received the contribution.	Not yet started. Contribution not yet received.
2011/18363	A J BEER AND CO WARRINGT ON LTD, STATION ROAD, LATCHFOR D, WARRINGT ON, WA4 2AD	Latchford East	23/04/2013	£35,931.00 The highways contribution is solely towards the implementation of highways improvements within a two mile radius of the site which have the effect of mitigating the impact of additional traffic generated by the implementation of the planning permission. To pay the contribution on the commencement date.	Not yet started. Contribution not yet received.

Highways Contributions

Application Number	Address	Ward	Date 106 Signed	Highways Contribution	16/17 Progress
2011/18949	Land at Dawson House, Liverpool Road, Great Sankey	Great Sankey North & Whittle Hall	07/12/2010	<p>Bus pass contribution £168 per dwelling (29,904)</p> <p>£35,000 to Warrington Borough Transport for an initial contribution.</p> <p>£98,000 Subsequent public transport contribution Within 45 days of the 1st occupation to pay to the Council the bus pass contribution.</p> <p>Within 45 days of the 1st occupation to pay the Council the initial Public Transport Contribution and thereafter within 45 working days of the date of first occupation and on the four subsequent anniversaries thereof to pay to WBT the subsequent public transport.</p>	<p>Due to commence on site September / October 2017.</p> <p>Contribution not yet received.</p>
2012/19459	Building 109, Birchwood Dalton Ave, Birchwood Park, Warrington	Birchwood	20/03/2009	£100,000.00 – Towards the purposes of highway and sustainable transport improvements within a 1 mile radius.	<p>Not yet started.</p> <p>Contribution not yet received.</p>
99/40635 (plus variations)	Chapelford Urban Village	Chapelford & Old Hall	10/05/2002	£520,000.00 Railway Station site (Land transfer)	Ongoing.
2007/10646	Walton Locks, Chester Road, Warrington	Bewsey & Whitecross	27/09/2007	£602,097.00 towards the cost of improving highways within the vicinity of the site	Contribution not yet received.

Highways Contributions

Application Number	Address	Ward	Date 106 Signed	Highways Contribution	16/17 Progress
2016/27313	Land bounded at Lingley Mere Business Park, Great Sankey, Warrington	Great Sankey North & Whittle Hall	07/10/2016	Highways Works - £460,000 Before occupation of any dwellings on site <ul style="list-style-type: none"> - Provision of a controlled crossing on Lingley Green Avenue (to/from the Great Sankey Hub) - Provision of a controlled crossing on Omega Boulevard (to/from Barrow Hall Primary School) - Provision of a footway/cycleway along the frontage of the site on Lingley Green Avenue and Omega Boulevard - Provision of a dropped kerb at the Omega Boulevard/Lingley Green Avenue/Barrow Hall Lane roundabout junction; and - Improvements to junction 8 of the M62 	Not yet started. Contribution not yet received.
2015/26469	Zones 3 to 6, Omega South, Warrington	Great Sankey North & Whittle Hall	20/12/2016	Junction 8 Contribution - £1,250,000.00 Improvements to be carried out to Junction 8 of the M62 On or before – 30 September 2017	Not yet started. Contribution not yet received. Letter requesting contribution to be sent out
2015/26469	Zones 3 to 6, Omega South, Warrington	Great Sankey North & Whittle Hall	20/12/2016	Additional Highway Payment - £20,000.00 On or before – 30 September 2017	Not yet started. Contribution not yet received. Letter requesting contribution to be sent out

Highways Contributions

Application Number	Address	Ward	Date 106 Signed	Highways Contribution	16/17 Progress
2015/26469	Zones 3 to 6, Omega South, Warrington	Great Sankey North & Whittle Hall	20/12/2016	<p>Sustainable Transport Contribution - £500,000.00</p> <p>To improve access to the land by public transport, walking and cycling</p> <p>Not to dispose of more than 9.2 acres (3.72 ha) of the land (Exc Zone 6 phase 1 and any permitted disposal) until 50% has been paid</p> <p>Not to dispose of more than 45 acres (18.2 ha) of the land (Exc Zone 6 phase 1 and any permitted disposal) until remaining 50% has been paid</p>	Not yet started. Contribution not yet received.

Highways Contributions

Application Number	Address	Ward	Date 106 Signed	Highways Contribution	16/17 Progress
2015/26469	Zones 3 to 6, Omega South, Warrington	Great Sankey North & Whittle Hall	20/12/2016	<p>Omega Boulevard / Lingley Green Avenue Roundabout Transfer</p> <p>Which falls the earliest: On or before 31 December 2018 Or Prior to occupation of the 200th residential unit - Omega Boulevard / Lingley Green Avenue Roundabout Contribution</p> <p>Between £625,000.00 and £1,125,000.00 (Figure to be approved in writing by WBC)</p> <p>Highway improvement works to the Lingley Green Avenue / Omega Boulevard junction</p> <p>Not to dispose of more than 50.7 acres (20.5 ha) of the land (exc Zone 6 phase 1 and any permitted disposal) until contribution has been paid.</p> <p>Unless the contribution has not been paid by the 31 December 2020 the contribution is to be paid within 5 working days even if trigger not yet been met.</p>	Amount to be confirmed.

Parks and Open Space Contributions

Application Number	Address	Ward	Date 106 Signed	POS Contribution	Progress 16/17
2003/00248	South of Brian Bevan Island, Chester Road	Latchford West	13/02/2004	Tree Planting Works - £54,560.00	Tree planting completed. Remaining balance will be spent on Wildflowers on causeway park Spring 2018
2006/08808	Mary Ann Meadows - Whittle Hall 16, Warrington	Great Sankey North & Whittle Hall	08/11/2006	£22,000.00 - provision/enhancement of sport and recreation facilities within a 1,500 metre radius of the site	Works complete.
2010/17585	Land off Lilford Avenue, Bewsey	Bewsey and Whitecross	15/11/2011	£35,000.00 - Habitat Mitigation contribution to the provision of new sites or the maintenance or improvement of existing sites of importance to nature conservation within the Warrington area .	Funding being utilised across a number of existing sites of importance to nature conservation to deliver improvements as part of existing schemes: - Rixton Clay Pits - Risley Moss - Paddington Meadows Projects linked to Carbon Landscape heritage lottery project. Works commencing winter 2017. Contribution being combined with Kingswood 8 contribution (see below)
2011/19313	Bruche	Poulton South	08/03/2013	Play Area Contribution - £85,645.00 Sport and Recreational Contribution – £300,000.00 Management Fee - £20,246.00 (Split between the below projects)	Management Fees received.
				Bruche Park	Bruche Park -complete
				Larkfield Park	Larkfield Park – works planned for May 2018.
				Ecology Park	Ecology Park –balance to contribute to wider HLF project.
				Woolston Park	Woolston Park – signage design and installation to be undertaken autumn 2017.
2010/16581	Saxon Park East	Great Sankey South	31/08/2010	£53,586.00 - New play area provision, enhancement of the existing play area provision in the Sankey Recreation Ground	Play Area completed.
2012/20721	Total Fitness, Winwick Road, Warrington, WA2 8HQ	Bewsey and Whitecross	18/04/2013	£10,000.00 - Towards the costs of providing improvements to the A49 corridor within the vicinity of the site in accordance with Policy QE6 of the Warrington Local Plan Core	Change to location of works, scheduled for autumn 2017

Parks and Open Space Contributions

Application Number	Address	Ward	Date 106 Signed	POS Contribution	Progress 16/17
				Strategy and paragraph 61 NPPF.	
2010/17552 (2007/12085)	G & J Distillery, Loushers Lane, Warrington (Deed of Variation)	Latchford West	26/02/2008	Sport and Recreational Facilities - £300,000 – Use the contribution solely for the provision of sports and recreational facilities within a 2 ½ mile radius of the development.	Contribution to fund: Causeway Park - £2,000 to establish wildflower meadows along the Burgess Avenue section of the Park – Autumn 2017 Morley Common - £90,000 to refurbish the existing children's play facilities – completion 16 th September 2017 Westy Park - £208,000 to undertake improvements to the sports and recreation facilities within the parkland – May 2018
2013/22143	Land to the south of the M62, west of Junction 8, Omega South, Warrington, Cheshire (Bericotte Land)	Burtonwood & Winwick	26/04/2013	Ecological Measures Contribution The contribution is for the sum of £104,104.00 and is in accordance with Schedule 1 of the agreement dated the 29th August 2013. Expenditure of the contribution is set out under Schedule 2 of the signed agreement and clearly states that the Council will utilise such monies to create and maintain the ground nesting bird habitat on the Council's Gatworth site in accordance with the specifications set out in Schedule 4.	To be spent as per set out in schedule 4 – Ecological Measure Specification Survey work has taken place Management plan drafted. Works planned to commence winter 2017 / spring 2018.
2013/22269	Land at Kingswood 8, Warrington (Land Adjacent to Butts Green)	Westbrook	20/12/2013	£29,766.00 - Biodiversity Contribution - To be utilised towards the provision of species rich grassland	Contribution combined with Lilford Avenue contribution (2010/17585) Spend as set out above.
2012/20626.	Riversdale/ Battery Lane	Rixton and Woolston	28/03/2013	£7,144.80 - POS contribution to improve facilities in the vicinity of the development	Works completed.

Parks and Open Space Contributions

Application Number	Address	Ward	Date 106 Signed	POS Contribution	Progress 16/17
2009/15420	Land/building south side of Farrell Street	Fairfield and Howley	28/09/2011	<p>Play Area/ Open Space The developer is to provide a play area in the location edged green on the plan in the agreement and in accordance with the 6th schedule.</p> <p>The developer is then to maintain the play area or transfer to the Council If the transfer to the Council is completed the Council should adopt the land within 6 months after the owner has served notice. (£558,515.00)</p> <p>Council Covenants re POS:</p> <p>Within 4 weeks of the developer notifying the Council the Council will inspect the play area and will notify the developer of any outstanding works.</p> <p>Any contribution that is received re pos future maintenance is to be utilised towards the costs solely associated with future maintenance.</p> <p>Recreation Contribution (£100,000)</p>	No further update
2014/23290	Zone 7, Omega South, Land to the south of M62, near Junction 8, Burtonwood, Warrington, Cheshire	Great Sankey & Whittle Hall	21/10/2014	<p>Ecological Contribution - £300,000</p> <p>Ecological Measures means the acquisition, development and conversion of land as grassland into habitat for ground nesting birds and farmlands</p> <p>The creation and long term management of the ground nesting and farmland bird habitat</p> <p>Such measures as considered necessary to preserve and protect any ground nesting and farmland birds whose environment has been disturbed by the development.</p> <p>Such other measures connected with the</p>	Habitat management / development on former landfill site – Gatewarth. Management plan drafted. Works planned for winter 2017 over a 2 year period together with a proposal to create a dowry for future maintenance.

Parks and Open Space Contributions

Application Number	Address	Ward	Date 106 Signed	POS Contribution	Progress 16/17
				preservation of flora and fauna disrupted by the Development as shall be agreed in writing by the parties or their successors in title.	
2014/23334	Former Ship Inn and Adjoining land, Chester road, Walton	Stockton Heath	19/05/2015	£10002.72 - Towards the provision of off-site Open Space and Recreation provision within a two mile radius of the development	Morley Common Play Area completion 16 th September 2017.
2012/20808	The Hermit Inn, Golborne Road, Winwick, Warrington, WA2 8SN	Burtonwood & Winwick	22/07/2013	Play Area contribution £8,573.76 Equipped play provision contribution within the vicinity of the site and residents of the local area.	Completed enhancements to facilities on Winwick Park.
2007/10646	Walton Locks, Chester Road, Warrington	Bewsey & Whitecross	27/09/2007	Trans Pennine Trail – Within 12 months of the 1st occupation of the 75th housing unit. (Complete within 5 years from the payment date – Developer to complete) Swing Bridge Compound -Within 12 months of the 1st occupation of the 75th housing unit.	Variation document received from Peel. Awaiting copy of the original document which is yet to be received.
2009/15704	Bewsey Pumping Station	Bewsey and Whitecross	06/12/2010	Selective removal of encroaching tree and bramble scrub. £1000 Mowing an agreed percentage of the meadows to retain their openness -£500	Works complete.
2010/16177	Land at Western End of Greenalls Avenue	Latchford West	06/09/2011	The Council will maintain the Trans Pennine Trail on the Green Land after the completion of works as set out in schedule 8 (See below)	Works complete.
2012/20175	Land at Doeford Close, Culcheth, Warrington, WA3 4DL	Culcheth, Glazebury & Croft	22/03/2013	Off site contribution for POS (£42,886.00) This is to be divided between: £18,576.00 – Upgrading of the existing children’s play space (Culcheth Village Green) £24,310.00 – Sports facilities at the Culcheth Villages Shaw St Recreational Ground.	Awaiting approval of additional capital funding to enable 2 wider schemes to progress during 2018.

Parks and Open Space Contributions

Application Number	Address	Ward	Date 106 Signed	POS Contribution	Progress 16/17
2013/22491	Former M & S Discount Store, Warrington Road, Glazebury	Culcheth, Glazebury & Croft	04/06/2014	<p>Commuted sum towards the provision of Open Space within a 3 mile radius of the land. £5,001.36 prior to the occupation of the 7th dwelling £5,001.36 prior to the occupation of the 14th dwelling</p>	Awaiting approval of additional capital funding to enable a wider scheme to progress during 2018 to refurbish Mee Brow play area. WREN bid to be submitted.
2013/22598	Land at Arpley Landfill Site	Penketh & Cuerdley / Bewsey & Whitecross		<p>1) No more than 3 business days after the commencement date 3CWL shall service on the Council in writing the Commencement Notice</p> <p>2) Moore Nature Reserve committee meets at least once a year until 31 October 2021 • Between 31 October 2020 and 31 October 2021 3CWL & Moore Nature Reserve will set up a Successor body to meet after 31 October 2021 (See schedule 2 para 2-5 if failure to meet this deadline)</p> <p>3) Within 10 weeks of the commencement date 3CWL shall submit to WBC in writing for approval a draft Moore Nature Reserve Management Plan – By 28th July 2015</p> <p>4) No later than 31 October 2018 3CWL shall submit to the Council in writing for approval a draft extended aftercare scheme (See schedule 2 para 2-8 if failure to meet this deadline)</p> <p>5) Not less than 12 months after the date of this deed 3CWL shall submit to the Council in writing approval of a draft permissive paths scheme – 15th May 2016. (See schedule 2, Para 2-8 if failure to meet this deadline), • Para 9 for changes to the path at any time. • Para 10 for closure of the path on the 31 December every year</p> <p>6) Within 3 months of the commencement</p>	Ongoing.

Parks and Open Space Contributions

Application Number	Address	Ward	Date 106 Signed	POS Contribution	Progress 16/17
				date – 12th August 2015 3CWL shall submit to the council in writing the Arpley Community Liaison Group scheme. (See schedule 2, Para 2-6).	
2011/18949 (Renewal)	Land at Dawson House, Liverpool Road, Great Sankey	Great Sankey North & Whittle Hall	07/12/2010	NEAP contribution £63.03 per dwelling (£11,219.34) Open Space - £16,324 (Within a 5 mile radius)	New application submitted, 106 will remain the same.
2007/10550	Bewsey Old Hall (UU)	Chapelford & Old Hall	29/09/2009	Completion of a ranger station (£30,000) (Before completion of the development) Ongoing monitoring of bat roost structures - payment of £2000 to be paid to the management company of the site. (Development completion)	Contribution not yet received – Trigger not yet met
2016/27313	Lingley Mere Business Park, Great Sankey, Warrington	Great Sankey North & Whittle Hall	07/10/2016	£344,581.00 To be used by the Council towards the refurbishment of the existing artificial grass pitch and associated ancillary facilities – including refurbished changing rooms and additional car parking – at the Great Sankey Neighbourhood Hub. Not to occupy more than 50% of the dwellings	Contribution not yet received – Trigger not yet met
2015/26469	Zones 3 to 6, Omega South, Warrington	Great Sankey North & Whittle Hall	20/12/2016	The Developer, Management Company's and Owner's covenants: Not to occupy or permit the occupation of the 200 th or final (whichever comes sooner) residential unit within phase 1 until LEAP 1 has been provided at the development. Not to occupy the occupation of the 500 th Residential unit until LEAP 2 has been provided at the development. Not to occupy the occupation of the 800 th Residential unit until LEAP 3 has been provided at the development. To Manage and maintain the LEAPs in perpetuity in accordance with the LEAP site plan	Contribution not yet received – Trigger not yet met