

Warrington Local Plan EiP

Matter 2: The Duty to Co-operate

On behalf of Taylor Wimpey (Respondent Ref Number: 1427)

Date: 22 July 2022 | Pegasus Ref: P16-0574 / R0010v1 / PL

Author: GL/RD





Document Management.

| Version | Date | Author | Checked/ Approved by: | Reason for revision |
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| V1 | 22 July 2022 | RD | | |

1. Matter 2 – Duty to Co-operate

- 1.1. Each of the Inspector's questions are listed below. Our position is set out in our representations to the second Regulation 19 Warrington Local Plan (**UPSVLP 1427**).
- 1.2. The Duty to Cooperate Statement Update (September 2021) (**SP7**), Duty to Cooperate Statement Addendum (April 2022) (**SP7a**), Statement of Common Ground (April 2022) (**SP10**), and Statement of Common Ground between WBC and National Highways (March 2022) (**SP11**) addresses several the issues we previously raised.
- 1.3. We raise comments on pertinent or outstanding matters in direct response to the questions.

Housing needs, the housing requirement and overall housing provision

Q1. Who has the Council engaged with in terms of housing needs, the housing requirement and housing provision and what form has this taken?

- 1.4. No comment.

Q2. What are the inter-relationships with other authorities in terms of migration, commuting, housing markets and service provision?

- 1.5. Notwithstanding the Mid-Mersey Housing Market Area, we consider Warrington has its own unique housing market traits when compared to Halton and St Helens, and that Warrington should be meeting the vast majority of housing need generated from within the Borough.
- 1.6. We consider that there is a strong change that residential development at Fiddlers Ferry would meet needs arising from Halton rather than Warrington given that it lies directly adjacent to the urban area Widnes and is separated from the main urban area of Warrington and the outlying villages.
- 1.7. We also consider that there is a strong change that residential development at Fiddlers Ferry would rely on services and facilities on Halton rather than Warrington, given that it is approximately 2km from Widnes Town Centre and over 6km from Warrington Town Centre.

Q3. How have the issues of housing needs, the housing requirement and overall housing provision been addressed through co-operation? What are the specific outcomes for example in terms of statements of common ground?

- 1.8. No comment.

Q4. What is the position of other authorities in terms of the approach to identifying and meeting housing needs? Have specific concerns been raised through duty to co-operate discussions or representations?

- 1.9. No comment.

Q5. Are there any issues of unmet need to be addressed?

- 1.10. In terms of unmet need, the Liverpool City Region Strategic Development Strategy is still to be produced and should that raise any issues with the inability to meet the City Region's housing requirements (including the 35% uplift afforded to Liverpool), then there may be a need to review the WLP within a short time period as it would represent the next obvious authority to address such needs.

Economic Growth/employment land provision

Q6. What are the cross-boundary issues relating to economic growth and employment land provision?

- 1.11. No comment.

Q7. Who has the Council engaged with? When did this engagement take place and what form did it take?

- 1.12. No comment.

Q8. What is the outcome of this engagement?

- 1.13. No comment.

Q9. Specifically, how has the Council co-operated with St Helens Borough Council regarding the apportionment of the employment land at the Omega extension and what is the result of that co-operation?

- 1.14. There appears to be a remaining issue between the Council and St Helens Borough Council in terms of the apportionment of additional land consented at Omega West.

Q10. What is the position of other authorities in terms of the Council's approach to these issues? What specific concerns were raised through duty to co-operate discussions or representations on the Local Plan?

- 1.15. No comment.

Strategic housing and employment sites

Q11. What cross boundary issues are there in relation to the Main Development Areas and how have these been dealt with through co-operation?

- 1.16. There appears to be a remaining issue between the Council, Cheshire East Council and Cheshire West and Chester around the potential highway implications on the M6 and M56 motorway arising from the South East Warrington Urban Extension and South East Warrington Employment Area.

- 1.17. There also appears to be a remaining issue between the Council and Halton Borough Council around the release of Green Belt land at Fiddlers Ferry.

Q12. Are there cross boundary issues that arise from strategic allocations or planning permissions in neighbouring authorities and if so, how have these been dealt with through co-operation?

- 1.18. At this moment in time, we are not aware that the Council and St Helens Borough Council have agreed the apportionment of the employment land at Omega West, and that if it is agreed that the Council would take an apportionment above and beyond the 31.2ha proposed to be allocated in the St Helens Borough Local Plan, this would require significant infrastructure improvements to the local and strategic road network.

Other strategic matters

13. Taking each of the following in turn, what cross boundary issues are there and how have they been addressed through co-operation?

a) Green Belt alteration (within Warrington and elsewhere)

- 1.19. No comment

b) Transport infrastructure and mitigation

- 1.20. No comment

c) Other infrastructure needs

- 1.21. No comment.

d) Ecological/biodiversity issues

- 1.22. No comment.

e) Green infrastructure

- 1.23. No comment.

f) Gypsy and Traveller needs

- 1.24. No comment.

g) Minerals

- 1.25. No comment.

h) Waste

- 1.26. No comment.

Q14. In overall terms has the Council engaged constructively, actively and on an ongoing basis in maximising the effectiveness of the preparation of the Local Plan?

- 1.27. No comment.

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