



WARRINGTON
Borough Council

Warrington Borough Council Local Plan

Authority Monitoring Report 2023

(Monitoring period: 01st April 2022 – 31st March 2023)

Published February 2024

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1. Key Messages

This is the 19th Authority Monitoring Report (AMR) to be produced by Warrington Borough Council in its capacity as the Local Planning Authority. The report covers the period from the 01st April 2022 to 31st March 2023.

This is the final AMR that will monitor the 2014 Local Plan Core Strategy. It should be noted that the Local Plan 2021/22 – 2038/39 was adopted on 04th December 2023, and next year's AMR will be the first AMR to monitor the policies of the new Local Plan.

Overall, the 2022/23 monitoring report confirms that the Borough's Development Plan policies continue to be effectively implemented to secure their intended positive outcomes for Warrington's communities, economy, and environment.

Headline findings from this AMR include:

- 1,472 net new homes were completed within Warrington, which shows a significant increase of 778 units above that reported in the previous monitoring period (694).
- A total of 509 affordable housing gains were recorded across the period, which is an increase of 399 on the number completed in the previous year (110 units).
- The percentage of dwellings completed on previously developed land has risen to 74% (up from 66% in the previous monitoring period) but is slightly below the 80% monitoring target.
- The completion of 41,762 sqm of new employment floor space across 5 sites totalling 9.16 ha of land.
- This monitoring period saw nine new Section 106 Agreements and two Unilateral Undertakings signed totalling £134,655.00. This monitoring period also saw the receipt of £2,368,222.26, which is significantly lower than that reported in the last AMR (£5,067,966.62).
- In general terms monitoring has seen a reduction in the total amount of municipal waste arisings over the last ten years (down from 94,620 in 2013/14 to 88,675 tonnes in 2022/23). However, the 2019/20, 2020/21 and 2021/22 monitoring periods saw increases in the total municipal waste arisings when compared with 2018/19. This is a slight reversal of a general downward trend in the total municipal waste arisings seen in recent years which can be primarily attributed to the impacts of COVID-19.
- The Council determined 1,002 planning applications, a slight decrease on the figure reported in the previous monitoring period (1,138 applications). Of these, 879 (88%) were approved and 123 (12%) were refused.

2. Introduction

This Authority Monitoring Report for Warrington Borough Council, in its capacity as Local Planning Authority, covers the period 01st April 2022 to the 31st March 2023. It is the 19th Authority Monitoring Report to be prepared by the Council under the provisions of Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011 - Part 6 Planning, section 113 local development: monitoring reports) and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

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

- the implementation of the Local Development Scheme; and
- the extent to which the policies set out in the Local Development Documents are being achieved.

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

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

At the outset it should be noted that the Local Development Scheme to which this AMR will report progress against is that adopted in September 2021.

The Development Plan policies in operation across the monitoring period were those adopted policies from the Local Plan Core Strategy (LPCS) 2014. 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.

3. Warrington in Context

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

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

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

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

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

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

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

4. Local Plan Progress

Adopted Local Plan

The Warrington Local Plan Core Strategy was adopted by the Council on 21st July 2014 and is the current Statutory Development Plan for the Borough in this monitoring period, 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.

Local Plan Review

The Council has recently completed the process of preparing a new Local Plan. The timetable for adoption of the new Local Plan is set out in the Council's Local Development Scheme (LDS) which came into effect from 21st September 2021 (see Figure 4.1 below).

Overview	
Role and Subject	<ul style="list-style-type: none"> • Preparation of a new Local Plan in order that it can facilitate the level of new homes and jobs required to meet Warrington's development needs over the Plan period (2021/22 - 2038/39)
Coverage	<ul style="list-style-type: none"> • Borough wide
Status	<ul style="list-style-type: none"> • Development Plan Document
Conformity	<ul style="list-style-type: none"> • National Planning Policy Framework (NPPF)

Figure 4.1 Timetable set out in the 2021 Local Development Scheme

Timetable	
Pre-production	Mar 2015 - Sep 2016
Regulation 18 consultation part 1 – Scope of Review and Call for Sites	Oct 2016 – Dec 2016
Regulation 18 consultation part 2 – Preferred Development Option	Jun 2017 – Sep 2017
Publication of Previous Proposed Submission Version	Apr 2019
Regulation 19 consultation (round 1)	Apr 2019 – Jun 2019
Publication of Updated Proposed Submission Version	Oct 2021
Regulation 19 consultation (round 2)	Oct 2021 – Nov 2021
Submission to SoS	Mar 2022
EIP	Jul 2022 – Sep 2022
Consultation on Main Modifications	Jan 2023 – Feb 2023
Publication of Inspectors Report	May 2023

Timetable	
Estimated Date of Adoption	July 2023

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

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

Following on from the examination, and after the Inspectors’ initial letter of 16th December 2022 to the Council, the Council received further confirmation from the Inspectors in a letter dated 03rd February 2023, that Main Modifications would be needed to make the Plan ‘Sound’, with the required Main Modifications being provided to the Council at the same time by the Inspectors.

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

However, at the conclusion of the consultation, the Council recognised that not everyone on the Council’s Local Plan database had received notification of the consultation. Given this, a further six-week consultation on Main Modifications was undertaken between the 24th May and 05th July 2023.

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

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

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

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

The receipt of the Inspectors’ Report marked the end of the Local Plan examination, and the Council adopted the Local Plan 2021/22 – 2038/39 on 04th December 2023 at a meeting of Full Council.

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

Neighbourhood Plan 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 06th March 2017.

Lymm

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

Stretton

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

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

[Neighbourhood plans | warrington.gov.uk](#)

Statement of Community Involvement (SCI)

The most recent Statement of Community Involvement (SCI) produced by Warrington Borough Council was adopted in December 2020 and can be viewed from the link below:

[Statement of Community Involvement \(warrington.gov.uk\)](#)

The updates to the SCI were necessitated as a result of:

- Changes in planning legislation, including a new requirement to review SCIs every 5 years;
- feedback from consultation undertaken on the Local Plan in 2017 and 2019;
- the requirements of the General Data Protection Regulation (GDPR);
- increasing use of new technology and social media within the community;
- the importance of ensuring that consultation is cost effective; and the recognised need for a more flexible approach to ensure that the Council can still proceed with its planning duties whilst responding to national or local circumstances e.g. COVID-19.

Supplementary Planning Documents (SPDs)

In the last monitoring period, the Council formally adopted on 21st June 2021 a Town Centre SPD and a House Extensions SPD, and they are now a material consideration in the determination of planning applications.

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

All of the Council's SPDs can be found at:

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

5. Local Indicators

This section of the AMR examines indicators of how the Council has performed in the latest monitoring period (01st April 2022 to 31st March 2023). 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.

The full set of indicators are:

- **HOU1: Net Additional Dwellings Completed (2022/23)**
- **HOU2: Net Additional Dwellings (Projection from SHLAA)**
- **HOU3: New Dwellings Completed on PDL (2022/23)**
- **HOU4: Pitch provision for Gypsy, Traveller and Travelling Showpeople (2022/23)**
- **HOU5: Affordable Housing Completions (2020/21)**
- **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 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**
- **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 2023)

This report contains the findings from Warrington’s housing monitoring for 2023, which forms the basis of the annual Strategic Housing Land Availability Assessment (SHLAA) 2023. The report includes 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 final report will be available at the address below:

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

It should be noted that this SHLAA does not include supply from sites that have been allocated in the recently adopted Local Plan. The Council adopted its new Local Plan on 5th December 2023, the figures contained in the report have a base date of 31st March 2023 and take account of any changes since 01st April 2022 including planning permissions; homes under construction and completions; and a review of the status and previous conclusions for sites already within the SHLAA process. They also include any suitable new sites which have been proposed since 01st April 2022 arising from landholder/developer interest or as a result of site information from within the Council and the removal of sites that have been completed and are no longer considered to have potential for housing, including sites secured for non-residential uses.

Identified Deliverable Supply of Housing Land

Through identifying those sites likely to deliver dwelling completions within the next five years (2023-2028), the Borough’s ‘deliverable’ supply of housing land, as at 01st April 2022, has been calculated and is summarised in Table 5.1 below (reproduced from the SHLAA).

Table 5.1 – 5 Year “Deliverable” Housing Land Supply

	Number of Sites	Area (Ha)	Forecast Completions					Total	Total as %
			23/24	24/25	25/26	26/27	27/28		
PDL	37	39.69	713	328	213	145	284	1683	69.0
GF	12	89.93	110	101	129	185	173	698	28.6
PDL/GF	5	5.18	1	1	8	48	0	58	2.4
Total	54	134.80	824	430	350	378	457	2439	100%

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. A revised approach has been applied within recent SHLAA’s since 2017 to bring them up to date with current practice. To this end, a physical site size threshold of 0.25ha has been adopted and only sites above 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.

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 an average figure for the last ten years (97 per annum) has been used.

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 below (reproduced from the SHLAA).

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

	Number of Sites	Area (Ha)	Forecast Completions						
			23/24	24/25	25/26	26/27	27/28	Total	Total as %
PDL	37	39.69	713	328	213	145	284	1683	57.5
GF	12	89.93	110	101	129	185	173	698	23.9
PDL/GF	5	5.18	1	1	8	48	0	58	2.0
Small Sites	n/a	n/a	97	97	97	97	97	485	16.6
Total	54	134.8	921	527	447	475	554	2,924	100%

Identified Developable Supply of Housing Land

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

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

The NPPF requires local planning authorities to identify specific developable sites or broad locations for years 6-10 and where possible, for years 11-15. Through identifying those sites likely to deliver dwelling completions within the next 6-15 years, the Borough's 'developable' supply of housing land, as at the 01st April 2022, has been calculated in Tables 5.3 and 5.4 below (reproduced from the SHLAA).

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

	Number of Sites	Area (Ha)	Forecast Completions						
			28/29	29/30	30/31	31/32	32/33	Total	Total as %
PDL	31	22.14	291	1130	802	410	47	2680	63.3

	Number of Sites	Area (Ha)	Forecast Completions						
			28/29	29/30	30/31	31/32	32/33	Total	Total as %
GF	7	63.70	120	175	146	150	141	732	17.3
PDL/GF	3	16.08	55	82	86	55	55	333	7.9
Small Sites	n/a	n/a	97	97	97	97	97	485	11.5
Total	41	101.92	563	1484	1131	712	340	4230	100%

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

	Number of Sites	Area (Ha)	Forecast Completions					Total	Total as %
			33/34	34/35	35/36	36/37	37/38		
PDL	18	16.69	167	158	142	167	46	680	43.5
GF	2	61.35	120	120	70	20	13	343	21.9
PDL/GF	3	18.41	28	0	27	0	0	55	3.5
Small Sites	n/a	n/a	97	97	97	97	97	485	31.1
Total	23	96.45	412	375	336	284	156	1,563	100%

Overall Housing Land Supply (including Small Sites Allowance)

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

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

	Number of Sites	Area (Ha)	Housing Land Supply				Total	Total as %
			Deliverable Forecast Completions	Developable				
			0 - 5 years	6 - 10 years	11 – 15 years			
PDL	86	78.52	1683	2680	680	5043	57.9	
GF	21	214.98	698	732	343	1773	20.3	
PDL/GF	11	39.67	58	333	55	446	5.1	
Small Sites	n/a	n/a	485	485	485	1455	16.7	
Total			2924	4230	1563	8717	100%	

HOU1: Net Additional Dwellings Completed (2020/21)

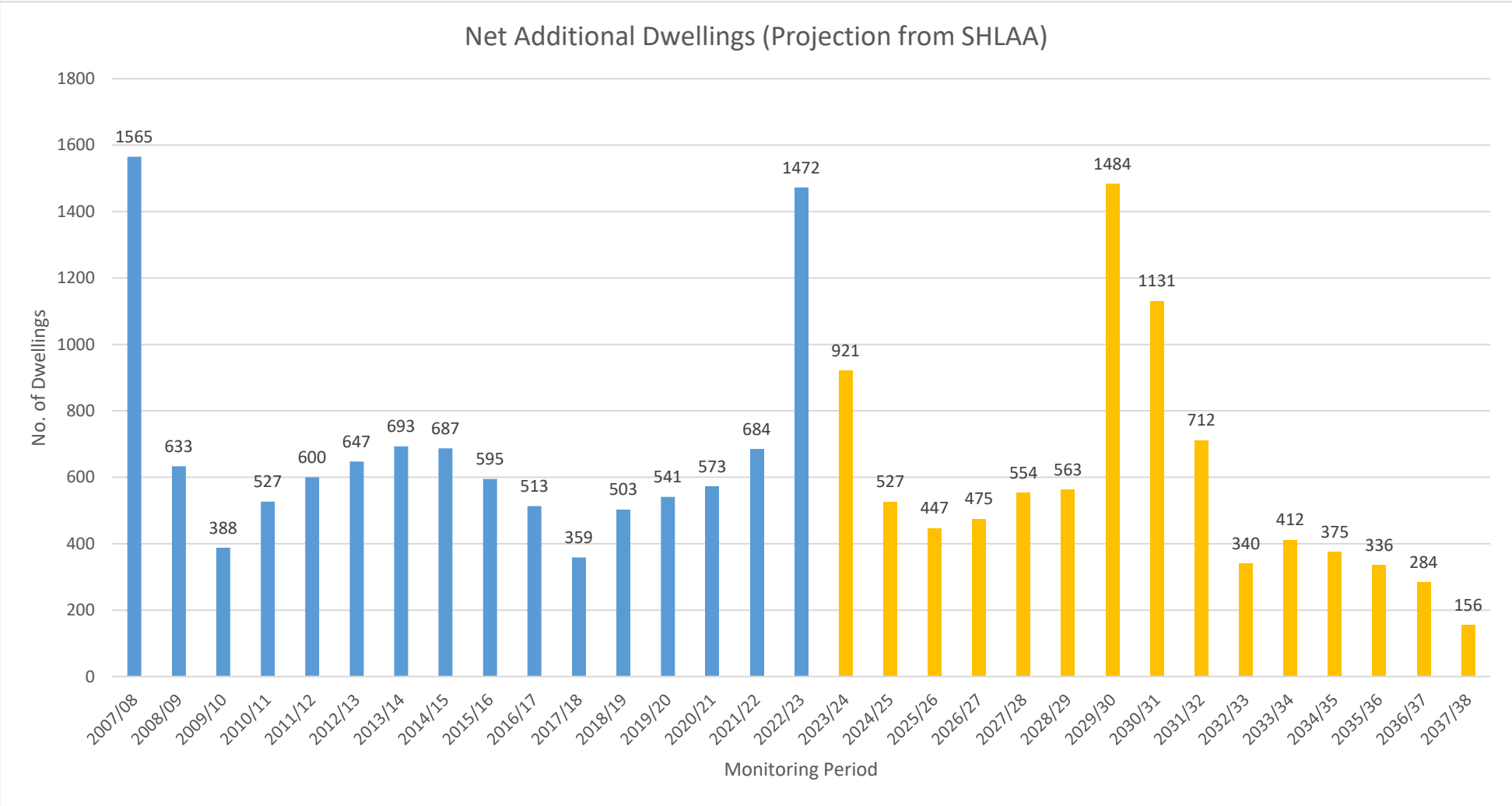
HOU1	Net Additional Dwellings	1,472
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The HOU1 indicator shows that 2022/23 saw the completion of 1,472 net additional new dwellings (taken from 1,486 gross completions minus 14 losses). This compares to the 694 net new additional dwellings reported in the last monitoring period.

The three years between 2019/20 and 2021/22 have seen less completions than projected, this is principally due to a site in Grappenhall Heys not coming forward when expected in 2019/20, and the impact of the COVID pandemic, which impacted on the rate of delivery of two large apartment schemes in the Town Centre (SHLAA Refs: 1029 and 1746). The significant increase in completions from the 2021/22 to 22/23 monitoring period can therefore be attributed to the previous few years under completions feeding through into the supply.

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 2023 SHLAA). The chart below shows an updated trajectory for housing completions up to 2037/38. It also shows historic completions from 2008/09 to 2022/23 to give an indication of the trend over time. The blue columns represent actual completions and the yellow columns represent the forecast completions from the 2023 SHLAA.



HOU2: Net Additional Dwellings (Projection from SHLAA 2023)

HOU3: New Dwellings Completed on PDL (2020/21)

HOU3	New Dwellings on PDL	1,099 of 1,486 (74%)
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Indicator HOU3 shows that of the 1,486 gross new dwellings in this period, 1,099 (74%) were on previously developed land (PDL). This percentage is more than reported in the previous monitoring period (2021/22). This is due to development at Spectre, Omega and the completion of the Academy Way apartment scheme in the Town Centre.

HOU4: Pitch provision for Gypsy, Traveller and Travelling Showpeople (2022/23)

This indicator looks 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.

The figures in this section are correct as at 31st March 2023. In this monitoring period, no new unauthorised G&T sites have been established and no new G&T sites have been granted planning permission.

There have been no new Travelling Showpeople sites that have been granted planning permission in this monitoring period.

The information below shows the provision of G&T and TS sites in Warrington as at 31st March 2023:

Gypsy & Travellers		
Site Type	Address	No. of Pitches
Local Authority Sites	-	0
Private Sites with Permanent Permission	57 Gorse Lane, Orford Smithfield Caravan Park, Glazebury Woodend Farm, Rixton Two Acre Caravan Park, Walton Pennington Lane, Collins Green The Stables, Fir Tree Close, Stretton Grappenhall Lodge, Cartridge Lane, Grappenhall Former Timber Yard, Penkford Lane, Burtonwood Brook House, Sandy Lane West, Orford	2 2 1 20 4 5 6 2 8
Private Sites with Temporary Permission	-	0
Tolerated Sites (Long term without Planning Permission)	-	0
Unauthorised Developments	-	0
Total Pitches		50

Travelling Showpeople		
Site Type	Address	No. of Pitches
Local Authority Sites	-	0
Private Sites with Permanent Permission	237 Liverpool Road, Gt Sankey	2
	Land to the north of Hall Lane, Stretton	2
	Plot 16, Athlone Road, Bewsey	5
	Vacant land East of Athlone Road, Bewsey	5
Private Sites with Temporary Permission	-	0
Tolerated Sites (Long term without Planning Permission)	-	0
Unauthorised Developments	-	
Total Pitches		14

In April 2014, Opinion Research Services published a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) for Cheshire, Warrington and Halton. This was the first published record of Gypsy, Traveller and Travelling Showpeople (GT&TS) provision in the Borough. The position published in the GTAA in April 2014 is shown below for comparison purposes:

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 Gorse Lane. Orford	2
	Smithfield Caravan Park, Glazebury	2
Private Sites with Temporary Permission	Two Acre Caravan Park, Walton	15
	Woodend Farm, Rixton	1
Tolerated Sites (Long term without Planning Permission)	-	0
Unauthorised Developments	Grappenhall Lodge, Cartridge Lane	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

Travelling Showpeople		
Private Sites with Temporary Permission	-	0
Tolerated Sites (Long term without Planning Permission)	Foundary Street, Warrington Town Centre	2
Unauthorised Developments	-	
Total Pitches		3

NOTE: A new GTAA was published in June 2018.

HOU5: Affordable Housing Completions (2021/22)

HOU5	Completions	509
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In this monitoring period, there have been 509 affordable housing completions which shows an increase compared to the 110 reported in 21/22. The majority of these completions were at Omega and Spectre.

Employment Development and Land Availability (April 2022 - 2023)

The following indicators have been set for monitoring employment development.

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 lost to other uses (Hectares)

		B1a	B1b	B1c	B2	B8	Mixed B Use	Total
ED1	Floorspace (sqm)	-	-	-	16,097	-	25,665	41,762
ED2	Floorspace (sqm)	-	-	-	16,097	-	25,665	41,762
ED2	% Floorspace On PDL	-	-	-	-	100%	100%	100%
ED3**	Floorspace (sqm)	-	-	-	-	6,503	8,031	14,534
ED4	Hectares	0.3	-	-	-	0.9	-	1.2

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

Within this monitoring period there have been two Prior Approval applications that have been granted consent and resulted in the loss of employment land to other uses.

** Please note that the floor space ‘under construction’ (ED3) indicator, does not include the floor space at Omega Zone 8 (P/2020/0061/HYBR) that is in the Borough of St Helens. It has been agreed with St Helens Council through the Duty to Co-operate that 32ha of employment land in this location will count towards Warrington’s employment land needs, given its proximity to the existing Omega development and its reliance on Warrington’s Road network.

Key Findings for Employment Land Monitoring data for this AMR Period (01st April 2022 to 31st March 2023):

- The completion of 41,762 sqm of new employment floor space across 5 sites totalling 9.16 ha of land.
- Total completions in the Plan period from 2006 up to 01st April 23 stands at 251.67 ha.
- 3 sites were under construction at the 01st April 2023.
- The average annual take up rate of land for development for employment uses between 2006 and 2023 was 14.8 Ha per annum.
- Losses to other uses account for 1.2 Ha.

Retail Development in the Town Centre

The most recent retail study for Warrington is still the Borough Wide Retail and Leisure Study Update 2019 (Nexus Planning):

[Retail and Leisure Study Update Mar2019 FINAL REPORT \(warrington.gov.uk\)](https://www.warrington.gov.uk/retail-and-leisure-study-update-mar2019-final-report)

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)	2264

In total, 2 approvals for new retail development were granted across this monitoring period. Of these permissions, none were classed as being in the Town Centre.

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

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

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

At the time of the survey, there were 84 vacant units recorded in Warrington, which account for 17.8% of all units in the centre. The majority of these vacant units are located in more peripheral locations, with a particular concentration being evident along Bridge Street. Although the vacancy rate is less than that recorded in 2014 (when there were 121 units, representing 23.5% of the total stock), it remains significantly greater than the national average figure of 11.2%. These figures show that whilst there has been some success in reducing the vacancy rate, there is still some work to do to reduce it further.

In September 2020 the Government made changes to the Use Classes Order. From 01 September 2020 the previous A1 Use Class, is now incorporated into the newly created Use Class E (Commercial, Business and Service). This means that a change of use to another use within Class E will be allowed without the need for planning permission, and so these changes will not now be reported within the Authority Monitoring Reports.

Hot Food Takeaway SPD

HFT1: A5 (now Sui Generis) Planning Applications Approved with reference to the Hot Food Takeaway SPD

HFT1	No. of Planning Permissions	2
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In the monitoring period of this AMR, 3 applications were received for A5 (now Sui Generis) uses. 2 applications gained planning permission and one was withdrawn.

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

01st 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 but it is worth noting that planning permissions have been granted since the 2015 audit which, have included the requirement for open space that has now been provided. These will be picked up in the Council's new Open Space Sport and Recreation Assessment (OSSRA), which is currently in the process of being finalised. The updated figures will be published in a new OSSRA and reported in next year's AMR.

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, no planning applications were granted consent 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	0
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There have been no applications for large scale renewable energy schemes (Solar farms/wind turbines) during this monitoring period.

In terms of renewable energy provision as part of development schemes, the Council have granted planning permission for one development scheme that included condition(s) relating to energy efficiency and /or elements of decentralised and renewable or low carbon energy generation within the monitoring period.

There have been 33 schemes that have required the provision of electric vehicle charging points in this monitoring period.

EQ4: Changes to Heritage Assets (Statutory Listed Buildings)

EQ4	No. Of Listed Buildings	379
	+/- 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 de-listings 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 Joint Local Aggregate Assessment for Gt Manchester, Merseyside, Halton and Warrington 2019 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. Whilst data has been collected for 2019, 2020 and 2021 the 2019 LAA is still the most up to date published Local Aggregate Assessment. Consequently, the same figures have been reported again. **The figures in the LAA (2019) contain sales data for the period 01st January 2018 to the 31st December 2018.**

Land won sand and gravel sales in the sub region between 2009 – 2018 (million tonnes)

Year	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Sales	0.37	0.22	0.24	0.24	0.24	0.26	0.31	0.26*	0.26*	0.26*

Source: LAA 2019 (containing sales data from 2018) (published February 2021)

* Due to the commercial confidentiality where there is only one operational site, the sales figures for land-won sand and gravel in 2016, 2017 and 2018 have been based on 3-year averages.

Crushed rock sales in the sub region between 2009 – 2018 (million tonnes)

Year	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Sales	0.30	0.29	0.36	0.81	0.42	0.69	0.79	0.87	0.78	0.65

Source: LAA 2019 (containing sales data from 2018) (published February 2021)

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.

Given the predicted increase in housing completions, employment, infrastructure projects and the economy in general across the sub-region, it is considered reasonable to apply an 'uplift' to future predicted demand for aggregates, rather than the previous 10 year average sales data. The table below identifies a 2% annual uplift in predicted aggregate production (based upon economic predictions outlined in the LAA Report), taking the 3 year rolling sales average as the baseline figure to give a more realistic indicator for recent demand. This has been applied over the next ten years and then an average figure taken as the predicted annual production. Actual demand is higher than local production rates and up to date consumption figures which are only available up to 2014. The BGS report for 2014 highlights the North West as one of the region's most heavily reliant on imports, with 45% of requirements being met by imports, and in the sub-region this rises to 92% of aggregate requirements met through imports.

Forecast based on 10-year supply

	Aggregate	
	Sand and Gravel	Crushed Rock
10 year average sales (2009 to 2018)	0.25Mt	0.60Mt
3-Year rolling average of sales	0.26Mt	0.77Mt
Predicted annual production	0.29Mt	0.86Mt
Total Requirement (2018 to 2033)	4.35Mt	12.9Mt
Permitted reserves as at 31/12/2018	1.2Mt	17.5Mt

	Aggregate	
	Sand and Gravel	Crushed Rock
Landbank as at 31/12/2018	4.12 Years (based on existing planning permission)	20.35 Years

Source: LAA 2019 (containing sales data from 2018) (published February 2021)

The forecast production for sand and gravel is 0.29mt. This is down 0.14mt on the 2005 – 2020 annual apportionment requirement of 0.43mt.

The forecast production for crushed rock is 0.86mt. This is down 0.46mt on the 2005 – 2020 annual apportionment requirement of 1.32mt.

The landbank for sand and gravel is below the requirement set out in NPPF for a landbank of at least 7 years. The landbank for crushed rock meets the requirement set out in NPPF of at least 10 years. Again, it is important to note that landbanks are based on production rather than consumption, with consumption rates known to be higher for the sub-region and only relate to the contribution the sub-region makes to meeting its needs.

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 2019, along with the figures for the previous monitoring period (2018) for comparison. This is still the most up to date published information. 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, Comparison between 2018 and 2019 (tonnes)

Greater Manchester, Merseyside, Halton and Warrington		
Year	Produced	Handled
2018	3,926,127	5,082,404
2019	3,772,540	4,012,173

Source: Environment Agency Waste Data Interrogator 2018 and 2019 (NWAWP AMR 2019 and 2021)

Waste

WST1: Capacity of new waste management facilities by WPA

WST2: Amount of municipal waste arising and managed by management type by WPA (2022-2023)

WST2	Landfill	Incineration with Energy From Waste (EfW)	Incineration without Energy From Waste (EfW)	Recycled/Composted	Other	Total Waste Arisings
	5,168	44,310	0	39,197	0	88,675

In general terms monitoring has seen a reduction in the total amount of municipal waste arisings over the last ten years (down from 94,620 in 2013/14 to 88,675 tonnes in 2022/23). However, the 2019/20, 2020/21 and 2021/22 monitoring periods saw increases in the total municipal waste arisings when compared with 2018/19. This shows a slight reversal of a general downward trend in the total municipal waste arisings seen in recent years.

This can primarily be attributed to the Covid-19 Pandemic, as residents spent more time at home, resulting in an increase in waste entering the household stream which would normally have gone into commercial waste streams at the workplace or at hospitality venues. The general downward trend in total municipal waste arisings has now been restored with totals of 94,463 tonnes reported in 2021/22 and 88,675 tonnes reported in 2022/23.

Generally, fluctuations in the amount of waste being landfilled can be attributed to a change in the Council's principal waste disposal contractor towards the end of the 2019/20 monitoring period, who allow for a percentage of material to be diverted away from EfW to landfill to cover planned and unplanned maintenance at the incinerator. This year's figure is considerably higher than that of the 2021/22 monitoring period at 5,168 tonnes.

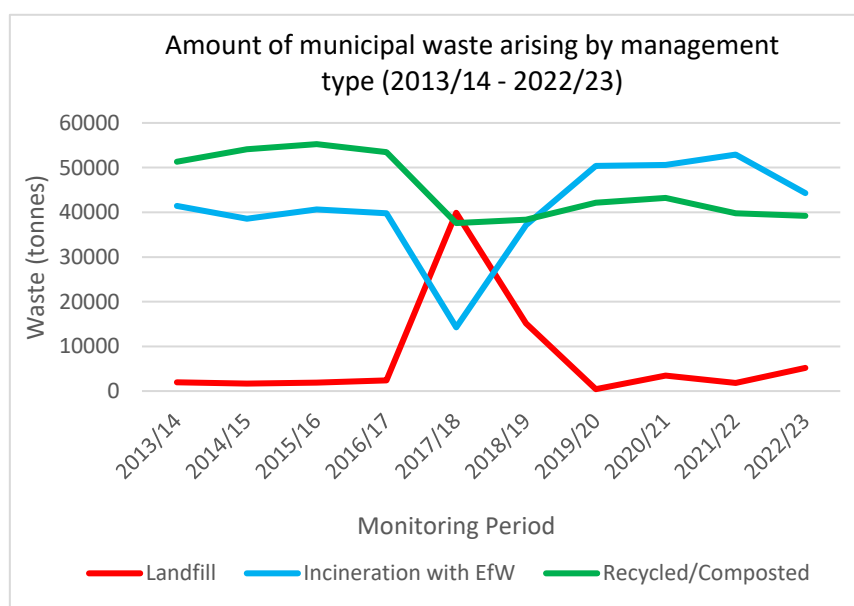
The amount of waste sent for incineration for energy production (EfW) has therefore reduced since the previous monitoring period (decreasing from 52,915 to 44,310 tonnes in this monitoring period). The amount of waste being recycled/composted has remained consistent as in previous years (down slightly from 39,753 in 2021/22 to 39,197 tonnes in this monitoring period).

Amount of municipal waste arising by management type (2013/14 – 2022/23)

Year	Landfill	Incineration with Energy From Waste (EfW)	Incineration without Energy From Waste (EfW)	Recycled/Composted	Other	Total Waste Arisings
2013/14	1,936	41,399	0	51,285	0	94,620

Year	Landfill	Incineration with Energy From Waste (EfW)	Incineration without Energy From Waste (EfW)	Recycled/Composted	Other	Total Waste Arisings
2014/15	1,667	38,554	0	54,102	0	94,323
2015/16	1,869	40,671	0	55,255	0	97,795
2016/17	2,396	39,797	0	53,471	0	95,664
2017/18	39,894	14,257	0	37,587	0	91,738
2018/19	15,108	37,162	0	38,376	0	90,646
2019/20	424	50,357	0	42,125	0	92,906
2020/21	3,485	50,567	0	43,237	0	97,289
2021/22	1,795	52,915	0	39,753	0	94,463
2022/23	5,168	44,310	0	39,197	0	88,675

As shown in the graph below, monitoring has seen significant fluctuations in the amount of municipal waste sent to landfill and for incineration with energy from waste over the past 10 years, this can primarily be attributed to contractual issues with the Council’s waste disposal contractor in the 2017/18 monitoring period. Waste sent to landfill accounts for on average, 8% of municipal waste arising in the past 10 year period, with waste sent for Incineration with EfW accounting for on average 44% of waste arising in this period. The amount of waste being recycled/composted has remained comparatively consistent over the last 10 year period with on average, 48% of the Borough’s municipal waste being recycled/composted in this timeframe.



S106 Monitoring

This monitoring period (01st April 2022 to 31st March 2023) saw nine new Section 106 Agreements and two Unilateral Undertakings signed totalling £134,655.00 (It should be noted that on-site affordable housing and other in-kind benefits are also secured through S106 agreements).

New agreements were:

- Land on the South side of Chapel Road, Penketh (2020/38271)
- Land at Sarah Parker Redmond Parker House (2019/40716)
- The Sportsman's Arms, 181 Warrington Road (2021/39378)
- Land at 224 Wilderspool Causeway (2020/34681)
- Land at Plot 9000 Lingley Mere Business Park (2022/41189)
- Land at Holy Trinity, Vicarage, 6 Palmyra Square North (2022/41087)
- Land at 860 Europa Boulevard, Westbrook, Warrington, WA5 7TY (2022/41357)
- Land at Kenyon Lane Nurseries (2020/36397)
- Land at Mill Lane, Houghton Green, Warrington, WA2 0SU (2021/39462)

Unilateral Undertakings

- Land at 10 Colorado Close (2022/41205)
- Land at Chapel House Farm, Fowley Common (2021/39602)

This monitoring period also saw the receipt of £2,368,222.26 from 12 different developments (including two separate receipts for Dawson House), as follows:

- Lingley mere Business Park, Great Sankey (2016/27313)
- Academy Way (2017/31148)
- Dawson House (2011/18949)
- Dawson House (2011/18949)
- Barsbank, Lymm (2017/31102)
- Sarah Parker Redmond Parker House (2019/40716)
- Land at Plot 9000 Lingley Mere (2022/41189)
- Grappenhall Heys (2017/29929)
- Former Sycamore Lane Primary School (2020/36798)
- Former Foxwood School (2020/36579)
- Land to the S. Centre Park and N. of the River Mersey (2019/35711)
- Former Carrington Wire (2005/06963)

The Council published its fourth Infrastructure Funding Statement (IFS) in January 2024 covering the period up to 31st March 2023. This sets out details about planning obligation receipt and anticipated expenditure. The statement also sets out progress on the collection and expenditure of section 106 monies over the last financial year and planned expenditure over the next reporting period 2023/24.

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

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

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

Planning Application Monitoring

In this monitoring period, the Council determined 1002 planning applications. Of these, 879 (88%) were approved and 123 (12%) were refused.

Statistics on the determination of planning applications showed:

- 100% of 'major' applications were decided within 13 weeks (or within agreed extensions of time).
- 82% of 'minor' or 'other' applications were decided within 8 weeks (or within agreed extensions of time).

This monitoring period also saw the determination of 53 planning appeals with 34 (64%) dismissed, withdrawn, or turned away and the remaining 19 (36%) being overturned.

6. IDP Update

The Infrastructure Delivery Plan (IDP) and the associated schedules form part of a series of evidence based documents that underpin the Warrington Local Plan 2021/22 – 2038/39.

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 and evolving document' that should be reviewed and monitored regularly in order to ensure that it includes the most up to date information.

The most recent IDP for the monitoring period can be found on the Council's web site:

[Infrastructure Delivery Plan - September 2021 \(warrington.gov.uk\)](https://www.warrington.gov.uk/infrastructure-delivery-plan-september-2021)

7. Duty to Co-operate

The 'Duty to Co-operate' (DtC) is a legal requirement as part of the Local Plan preparation process, undertaken prior to submission of the Local Plan for Examination in Public. This 'Duty' was introduced by the Localism Act which came into effect in November 2011. Further advice on the 'Duty' is given in the National Planning Policy Framework 2021; the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and the National Planning Practice Guidance 2014 (as amended).

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

DtC issues include:

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

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

- Environment Agency
- Historic England
- Natural England
- Civil Aviation Authority
- Homes England
- Clinical Care Commissioning Groups (now known as Integrated Care Systems)
- Office of the Rail Regulator
- Highways England (now known as National Highways)
- Integrated Transport authorities
- Highways Authorities
- Marine Management Organisation
- Local Enterprise Partnership

The Council has continued to undertake ongoing extensive and proactive engagement with adjoining Local Planning Authorities, Minerals and Waste Authorities and other public organisations on key strategic issues that affect the area and wider sub-region. This has included a high level of co-operation throughout the preparation of the Preferred Development Option (PDO 2017); the Proposed Submission Version Local Plan 2019 (Draft Local Plan); and the Updated Proposed Submission Version Local Plan 2021 (Draft Local Plan).

Amendments to the National Planning Policy Framework (2012) require Local Authorities, when discharging the 'Duty to Co-operate' requirement through the Plan making process, to produce one or more Statements of Common Ground (SoCG) with identified authorities.

The SoCG outlines the geographical area covered, the key strategic issues it addresses, the plan making authorities responsible for joint working and any additional signatories; along with the management and governance arrangements for updating and agreeing the completed statement, in line with the guidance provided in the Planning Practice Guidance.

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

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

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

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