



Homes England

The Housing and Regeneration Agency

Date: 2 November 2023

Our Ref: RFI4470

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

[REDACTED]
By Email Only

Dear [REDACTED]

RE: Request for Information – RFI4470

Thank you for your request for information which was processed in accordance with the Freedom of Information Act 2000 (FOIA).

You requested the following information:

According to the submissions made at the EIP by Warrington Brough Council in respect of the proposed SEWUE local plan, Homes England have been involved in the preparation of a scheme for the improvement of the traffic light junction of the A49 and Stretton Road, B5356 in Stretton village and with the proposed link road from the A49 to Stretton Road to bypass the traffic lights.

I am therefore requesting copies of the relevant plans and copies of emails, minutes of meetings and any agreements made between Homes England, Miller Homes, Highways England and Warrington BC in respect of

- a) The Cat & Lion junction**
- b) The proposed link road from the A49 to Stretton Road**

We requested clarification and you advised as follows:

I would request information from 15th April 2019 being the start of consultation period on the initial 2019 WBC local plan. [to 4 September 2023]

I wish to request copies of emails sent internally between Homes England staff in relation to the preparation of the scheme, copies of plans, minutes of meetings and any agreements made between Homes England, Miller Homes, Highways England and Warrington BC

6th Floor
Windsor House
42 - 50 Victoria Street, Westminster
London, SW1H 0TL

0300 1234 500
@HomesEngland
www.gov.uk/homes-england





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I refer to your response below and would advise you that the scheme to which I request the information is as contained in the response by Warrington BC in the Local Plan extracts below.

Transport	Local Road Network	South East Warrington Urban Extension - On site strategic highways - Interim Cat & Lion Relief scheme	South Warrington	MD2	£11,978,183	£11,978,183	Developer	Developer	Developers / private sector	Proposed allocation in Draft Local Plan.			Identified in Council/Partner strategy	Aug-21	EG	WBC: Transport for Warrington
Transport	Local Road Network	South East Warrington Urban Extension - On site strategic highways - Stretton East Link Road / Distributor	South Warrington	MD2	£7,343,530	£7,343,530	Developer	Developer	Developers / private sector	Proposed allocation in Draft Local Plan.			Identified in Council/Partner strategy	Aug-21	EG	WBC: Transport for Warrington

- | | |
|--|---|
| <ul style="list-style-type: none"> Specific concerns about the delivery of the new strategic route to relieve the Cat & Lion junction which should be in place prior to development commencing. | <ul style="list-style-type: none"> The draft policy states that no residential development will be permitted to commence until the funding and the programme for the delivery of a highway scheme to relieve the Cat & Lion junction has been confirmed and works have commenced on site. In addition, a limit of housing completions will be set until such a scheme is complete and operational. |
|--|---|

I understand that as part of the proposed developed in the area, HE has previously prepared such a scheme and as shown in the extract above are now in discussions with other landowners in general and Miller Homes in particular regarding both the Cat & Lion junction and the proposed Stretton East link road.

Response

We can inform you that we do hold some of the information that you have requested. However, to comply with your request would exceed the appropriate limit for the cost of compliance. We therefore rely on section 12, exemption where the cost of compliance exceeds the appropriate limit under the FOIA.

The full text of the legislation can be found on the following link and we have quoted section 12 below for ease.

<https://www.legislation.gov.uk/ukpga/2000/36/contents>

Section 12 - Exemption where cost of compliance exceeds appropriate limit

(1) Section 1(1) does not oblige a public authority to comply with a request for information if the authority estimates that the cost of complying with the request would exceed the appropriate limit.

(2) Subsection (1) does not exempt the public authority from its obligation to comply with paragraph (a) of section 1(1) unless the estimated cost of complying with that paragraph alone would exceed the appropriate limit.





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(3) In subsections (1) and (2) “the appropriate limit” means such amount as may be prescribed, and different amounts may be prescribed in relation to different cases.

(4) The Minister for the Cabinet Office may by regulations provide that, in such circumstances as may be prescribed, where two or more requests for information are made to a public authority:

(a) by one person, or

(b) by different persons who appear to the public authority to be acting in concert or in pursuance of a campaign, the estimated cost of complying with any of the requests is to be taken to be the estimated total cost of complying with all of them.

(5) The Minister for the Cabinet Office may by regulations make provision for the purposes of this section as to the costs to be estimated and as to the manner in which they are to be estimated.

We have considered the current wording of your request and in its current scope we have determined that to establish where all elements of the information is held, to locate the information, retrieving the information and extracting the information would exceed the appropriate limit in terms of timeframes.

Under the terms of the act, we are not obliged to provide any information compiled in the course of our searches prior to concluding section 12 is engaged.

Advice and Assistance

In compliance with the Section 45 Code of Practice (Paragraph 2.10) and to offer advice and assistance under section 16 of the Freedom of Information Act 2000, you may wish to consider narrowing the scope of your request.

We can advise that the cost limit is particularly reached due to the request for information across a large time period, between 15 April 2019 to 4 September 2023 (the date of your request). We hold several documents across multiple internal systems where we would need to locate, retrieve, and extract the required information including conducting searches of individual inboxes. Once all the information is located and accumulated it will then need to go through a manual review process to provide the specific information that has been requested.

We can confirm that we would need to search through approximately 33,000 internal files and emails to collate all the information which falls within the scope of your request. For one file location which holds





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approximately 3000 files, at an estimate of 10 minutes to review each file it would take at least 483 hours to determine whether the information was held. This alone would take over the 18-hour limit for compliance.

You might wish to consider refining your request by specifying a smaller time period for with the information is held for example, between 15 April 2019 and 15 October 2019 only or perhaps your request can be further refined by asking for a specific document(s). However, please note that due to the broad scope of your request we cannot confirm that any further request would not also exceed the section 12 cost limit at this time.

Right to Appeal

If you are not happy with the information that has been provided or the way in which your request has been handled, you may request an internal review. You can request an internal review by writing to Homes England via the details below, quoting the reference number at the top of this letter.

Email: infogov@homesengland.gov.uk

Information Governance Team
Homes England
Windsor House
6th Floor
42-50 Victoria Street
London
SW1H 0TL
United Kingdom

Your request for review must be made in writing, explain why you wish to appeal, and be received within 40 working days of the date of this response. Failure to meet this criteria may lead to your request being refused.

Upon receipt, your request for review will be passed to an independent party not involved in your original request. We aim to issue a response within 20 working days.





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You may also complain to the Information Commissioner's Office (ICO) however, the Information Commissioner does usually expect the internal review procedure to be exhausted in the first instance.

The Information Commissioner's details can be found via the following link:

<https://ico.org.uk/>

Please note that the contents of your request and this response are also subject to the Freedom of Information Act 2000. Homes England may be required to disclose your request and our response accordingly.

Yours sincerely,

The Information Governance Team

For Homes England

