



Date: 8 February 2024

Our Ref: RFI4552

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

██████████
By Email Only

Dear ██████████

RE: Request for Information – RFI4552

Thank you for your recent email, which was processed under the Environmental Information Regulations 2004 (EIR).

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, Home England are collaborating with Miller Homes to prepare the “Development Framework” for the proposed developments in the South East Warrington Urban Extension (SEWUE)

I am therefore requesting copies of the plans, emails, and minutes of meetings which Homes England have had with Warrington BC and Miller Homes in respect of

- a) Any Development Framework meetings**
- b) The proposed link road from the A49 to Stretton Road**

We asked for clarification, and you advised the following:

please take 1st August 2023 as the date from which I request information.

Response

We can confirm that we do hold the information you have requested. Please find enclosed with this response Annexes A, B and C which contain some of the requested information. However, we rely on the following exceptions to withhold some of the information from disclosure.

Regulation 12(4)(d) - Material in the course of completion, unfinished documents and incomplete data

Regulation 12(4)(d) of the EIR provides an exception to the duty to disclose environmental information where the material is still in the course of completion, an unfinished document or incomplete data. For example, the draft Planning Performance Agreement and draft technical Strategic Transport Assessment engages this exception because they are both in the process of being prepared and (as appropriate) formally approved.





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Public Interest Test

Regulation 12(4)(d) is subject to the public interest test. Once the exception has been engaged it is then necessary to consider the balance of the public interest in maintaining the exception or disclosing the information. In engaging the exception, it is only necessary that the information fall into the defined category, not that disclosure would have an adverse effect. However, under regulation 12(1)(b), the public authority can only withhold the information if, in all the circumstances of the case, the public interest in maintaining the exception outweighs the public interest in disclosing the information. Furthermore, under regulation 12(2), it must apply a presumption in favour of disclosure.

Factors in favour of disclosure

- Homes England acknowledge that there is a presumption in disclosure regarding environmental information as well as a public interest in promoting transparency in how we undertake our work and allocate public money; and
- Homes England acknowledge that there is a public interest in the information reviewed and considered by public authorities involved in the proposed development at Warrington and that even draft documentation may be of public interest.

Factors in favour of withholding

- The draft Planning Performance Agreement, draft Strategic Transport Assessment and other similar incomplete / emerging documents are being drafted as part of the wider planning and Development Framework preparation process for the South East Warrington Urban Extension. In order to make informed decisions about the environmental impact, consequences or opportunities of a site we continuously seek new information, update the information we hold and use it to consider options to make decisions about land use that are in the public interest. It is necessary that Homes England is able to have a 'safe space' in which to gather and appraise information away from public scrutiny or intervention and disclosing the information at this time would harm Homes England's 'safe space'. Furthermore, as the information is in draft it is being updated continuously and the information is continuously superseded. Homes England is likely to seek views through engagement/consultation on "draft" materials as part of preparing the Development Framework, and hence the selected materials will be published in draft if appropriate. The information will be considered 'final' when the Development Framework is approved and/or an associated planning application has been submitted for the development;
- There is a 'chilling effect' argument regarding release of the emerging work, including the draft Planning Performance Agreement, draft Strategic Transport Assessment, and similar technical reports. The chilling effect is that the information contained within the document is still under consideration and relates to ongoing discussions and approvals that are only at this stage, proposed. There is a specific need for the decision makers to have frank discussions regarding this information in order to



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fully and adequately appraise the information contained within. To disclose the information at this time would harm the ability of decision makers to robustly and adequately reach a decision regarding the collated information. This would not be in the public interest as it could lead to detriment to the public purse;

- There is also a 'chilling effect' argument regarding future information of a similar nature if disclosed. If the information were released it would prejudice the quality of information contained within future documents of a similar nature if those drafting thought that the information would be disclosed before it had been finalised for publication and/or approved. There is a specific need for the decision makers to have frank discussions regarding this type of information in order to fully and adequately appraise the information contained within. This would affect the ability of decision makers to make effective, informed decisions. Any decision based on incomplete information could lead to poorer outcomes which would not be in the public interest as it would not be an effective use of public money; and
- Homes England has been unable to identify a wider public interest in disclosing the information requested.

Having considered the arguments for and against disclosure of the information, we have concluded that at this time disclosure of the information would have an adverse effect on Homes England, Miller Homes and Warrington Borough Council. The balance of the public interest favours non-disclosure.

The full text of Regulation 12(4)(d) in the legislation can be found via the following link: [The Environmental Information Regulations 2004 \(legislation.gov.uk\)](#).

Regulation 12(5)(e) – Confidentiality of commercial or industrial information

Under regulation 12(5)(e) of the EIR, Homes England may refuse to disclose information to the extent that its disclosure would adversely affect the confidentiality of commercial or industrial information where such confidentiality is provided by law to protect a legitimate economic interest.

Four elements are required for Regulation 12(5)(e) to be engaged:

- 1) The information is commercial or industrial in nature;
The correspondence contains information concerning the financial and contractual commitments between the parties that relate to live commercial activity regarding prospective development and procurement. Therefore, it is commercial in nature as it relates to commercial activity.
- 2) Confidentiality is provided by law;
The withheld information is subject to confidentiality provided by law under a common law duty of confidence. The information has a common law duty of confidence because it is not trivial and not in the



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public domain. The information was created by two parties who have entered into contractually binding confidentially terms. These show that the parties had the intention that a duty of confidentiality would be created between them. Homes England therefore recognises that this information was intended to be held in confidence between the parties.

- 3) The confidentiality is providing a legitimate economic interest;
The commercial environmental information relates to the financial and contractual obligations, milestones, and targets of a site that is subject to development proposals. If the confidentiality of this information was breached it would harm the ability of Homes England and third parties to negotiate effectively and receive value for money for land and services at the site. There is a legitimate economic interest in protecting the ability of Homes England and third parties to negotiate in current and future commercial agreements.
- 4) The confidentiality would be adversely affected by disclosure;
Disclosure would result in third parties gaining access to commercially valuable information. Disclosure of the confidential information would harm the ability of Homes England to achieve good value for public money.

Public Interest Test

Regulation 12(5)(e) is subject to the public interest test. Once the exception has been engaged it is then necessary to consider the balance of the public interest in maintaining the exception or disclosing the information.

Under regulation 12(2) the public authority must apply a presumption in favour of disclosure, in both engaging the exception and carrying out the public interest test. In relation to engaging the exception, this means that there must be clear evidence that disclosure would have the adverse effect listed in 12(5).

Factors in favour of disclosure

- Homes England acknowledge that there is a presumption in disclosure regarding environmental information as well as a public interest in promoting transparency in how we undertake our work and allocate public money; and
- Homes England acknowledge that there is a public interest in the communication between Miller Homes, Warrington Borough Council regarding the large-scale proposed development at South Warrington.





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Factors in favour of withholding

- The requested information relates to a current and ongoing project where all opportunities/proposals have not yet been determined or concluded. To release the detail of any emerging and/or ongoing contractual obligations between the parties would be likely to prejudice their ability to fulfil the requirements agreed between the parties in the agreement. It is imperative that Homes England and the Council/Miller Homes be able to work to achieve the terms of any agreements/obligations set out without undue influence from third parties that could disrupt the development, contracting process, or prejudice other funding sources that could put the overall scheme at risk. This would affect value for public money and prejudice new homes which would not be in line with the strategic objectives set out by the government that Homes England is tasked with achieving as per our strategic plan;
- Releasing the information would be likely to negatively impact future development processes and proposals as interested parties may feel unable to provide all the relevant information necessary for fear of disclosure. This would impact the ability of Government officials to make effective, informed decisions regarding allocation of public funds;
- As the Government's housing accelerator Homes England has to support relationships with partners in order to achieve our strategic objectives and support home delivery with best value for public money. If partners felt that Homes England would reveal confidential commercial information in relation to projects where we are collaborating it would be likely that future partners would be unwilling to work with us or be wary of being open and transparent. This would cause significant risk in Homes England being able to invest public money and resources in the widest possible net of partners in order to achieve best value for money. It is imperative that Homes England is able to attract competitive partners and is respected in the market as a positive force;
- The consequences of releasing data at a time when negotiations/proposals are ongoing would significantly prejudice the ability of the Council and Homes England/Miller Homes to deliver the proposed development. Failure to deliver could lead to significant planning harm to the local area and affect the Council's ability to achieve the targets set out in their Local Plan. Therefore, release would be likely to put potential homes in jeopardy and affect Homes England's ability to deliver against its objectives in our strategic plan, which is not in the public interest;
- Disclosure could put Homes England at risk of breach of Regulation 18 of the Public Contracts Regulations 2015. Regulation 18 provides that "Contracting authorities shall treat economic operators equally and without discrimination and shall act in a transparent and proportionate manner". Homes England is a contracting authority. If this information were released it could prejudice future competitive tenders for services and works at this site or any other site which Homes England may be involved in. Release of the information would be likely to result in third parties being placed at a commercial disadvantage in relation to other potential bidders. There would be significant



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reputational, commercial and financial loss to Homes England and our partners if third parties could use the information to distort the market for their own gain; and

- Homes England has been unable to identify a wider public interest in disclosing the information requested.

Having considered the arguments for and against disclosure of the information, we have concluded that at this time, the balance of the public interest favours non-disclosure.

The full text of Regulation 12(5)(e) in the legislation can be found via the following link: [The Environmental Information Regulations 2004 \(legislation.gov.uk\)](#).

Regulation 13 – Personal Data

We have redacted information on the grounds that it constitutes third party personal data and therefore engages Regulation 13 of the EIR.

To disclose personal data, such as names, contact details, addresses, email addresses and personal opinions could lead to the identification of third parties and would breach one or more of the data protection principles.

Regulation 13 is an absolute exception which means that we do not need to consider the public interest in disclosure. Once it is established that the information is personal data of a third party and release would breach one or more of the data protection principles, then the exception is engaged.

The full text in the legislation can be found on the following link:

<http://www.legislation.gov.uk/ukxi/2004/3391/regulation/13/made>

Copies of minutes of meetings

Regulation 12(4)(a) – Information not Held

Under regulation 12(4)(a) of the EIR, Homes England may refuse to disclose information if the requested information is not held by that public authority.

Regulation 9(1) provides that an authority must provide advice and assistance to applicants and in accordance with this we can advise that there were no meetings whereby the sole purpose of the meeting was to discuss the Development Framework or the proposed link road. Further to this, we do not hold any formal meeting minutes for the period, as none were recorded. We have however included within the Annexes, agendas and follow up notes.



Homes
England

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Right to make Representations

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 a reconsideration of our response (Internal Review). You can make this representation by writing to Homes England via the details below, quoting the reference number at the top of this letter.

Email: infogov@homesengland.gov.uk

The Information Governance Team

Homes England

6th Floor

Windsor House

42-50 Victoria Street

London

SW1H 0TL

Your request for reconsideration must be made in writing, explain why you wish to appeal, and be received within 40 working days of the date of this response (Reg 11(2)). Failure to meet this criteria may lead to your request being refused.

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

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

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

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

reg. 13

From: reg. 13 @miller.co.uk>
Sent: 23 August 2023 09:49
To: reg. 13
Cc: reg. 13 @warrington.gov.uk
Subject: RE: Local Plan and involvement in Development Frameworks - Miller Homes - Site Investigation

reg. 13

Obviously from the correspondence below, there is a keen watching eye over what we are doing on our land.

Please be aware, for circulation internally within the Council for whoever needs to be aware.

Following on from the geophysical survey, Miller Homes intends to conduct an intrusive site investigation on the Miller land from wk/c 11th Sept (TBC).

This investigation will take account of any service, ecological and archaeological constraints on site and will involve the digging of trial pits and boreholes with machinery on site.

I appreciate that the local community and or representatives can sometimes take this to mean that we have started construction on site, but obviously this is not the case.

So I wanted to give you a heads up to ensure that there are no surprises with people contacting the Council and you not being aware of what is going on.

If you require further information, please let me know.

Hope that is useful.

Kind regards

Reg 13

Reg 13
| www.millerhomes.co.uk
Miller House, First Floor, 2 Lochside View, Edinburgh Park, Edinburgh, EH12 9DH



OFFICIAL

From: reg. 13 @homesengland.gov.uk>
Sent: Wednesday, August 23, 2023 8:35 AM
To: reg. 13 @miller.co.uk>
Cc: reg. 13 @homesengland.gov.uk>
Subject: FW: Local Plan and involvement in Development Frameworks

Hi reg. 13

Please see FYI from reg. 13 below – thanks,

reg. 13

[Redacted]

[Redacted]



[@HomesEngland](https://twitter.com/HomesEngland)

1 Mann Island
Liverpool
L3 1BP

The Housing and Regeneration Agency

We believe that affordable, quality homes in well-designed places are key to improving people’s lives. We make this happen by using our powers, expertise, land, capital, and influence to bring both investment to communities and to get more quality homes built.

Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk



OFFICIAL

From: reg. 13
Sent: Tuesday, August 22, 2023 12:03 PM
To: reg. 13 [@warrington.gov.uk](mailto:reg.13@warrington.gov.uk)>
Cc: reg. 13 [@warrington.gov.uk](mailto:reg.13@warrington.gov.uk)>
Subject: RE: Local Plan and involvement in Development Frameworks

Hi reg. 13

Thanks very much, this looks fine to me.

Many thanks,

reg. 13

[Redacted]

reg. 13



[@HomesEngland](#)

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From: reg. 13 <reg.13@warrington.gov.uk>
Sent: Tuesday, August 22, 2023 10:17 AM
To: reg. 13 <reg.13@homesengland.gov.uk>
Cc: reg. 13 <reg.13@warrington.gov.uk>
Subject: FW: Local Plan and involvement in Development Frameworks

Hi reg. 13

We've received the email below from reg. 13, Chair of Stretton Neighbourhood Planning Group, and we are suggesting the below response. Just wanted to run this past you to make you aware and check you are happy with what we are saying. If you can let me know please.

Many thanks

reg. 13

Dear reg. 13

Homes England and Miller Homes are currently in the process of procuring consultants prior to preparing the Development Framework for the South East Warrington Urban Extension.

The allocation policy requires that consultation is undertaken on the Development Framework and Homes England and Miller have given assurances that they will be undertaking extensive consultation with the local community at an early stage in its preparation.

The timescales for this are yet to be confirmed and are obviously dependent on the adoption of the Local Plan later this year.

We will ensure that the local community, including all local Parish Councils and neighbourhood planning groups, are notified in good time ahead of the consultation.

Kind regards

reg. 13

From: reg. 13 [redacted] <[redacted]@yahoo.co.uk>
Sent: Monday, August 21, 2023 2:10 PM
To: reg. 13 [redacted] <[redacted]@warrington.gov.uk>
Cc: reg. 13 [redacted] <[redacted]@live.com>; reg. 13 [redacted] <[redacted]@outlook.com>
Subject: Local Plan and involvement in Development Frameworks

You don't often get email from reg. 13 [redacted] <[redacted]@yahoo.co.uk>. [Learn why this is important](#)

Good afternoon reg. 13

Hope all is well.

I noticed this morning that a Geotech company is conducting a magnetometer survey for Millar Homes on the two parcels of land in Stretton between Spark Hall Close and the A49. I would assume that the original plans, submitted by Millar, for homes and roadways in this area have now matured somewhat and would be in a state such that they have been given to you in readiness for the potential approval and inclusion within the Local Plan.

In accordance with the statements within the local plan documentation, it is intended that local communities and stakeholders will be involved in the process of formulating the development frameworks. As the Chair of the emerging Stretton Neighborhood Development Plan Group I would request that we be given opportunity to inspect and comment of any plan which is to go forward for planning approval.

Can you please advise how and when Stretton residents and stakeholders will be given this opportunity to be involved in the Development Framework process. The last thing we want to see is a Fait Accompi whereby we are forced to accept a plan and designs which are unacceptable to the community and that we have had no opportunity to comment.

Kind Regards

reg. 13

DISCLAIMER

The views expressed by the author of this e-mail do not necessarily reflect the views or policies of Warrington Borough Council. Warrington Borough Council employees and Elected Members are expressly requested, to not make any defamatory, threatening or obscene statements and to not infringe any legal right (including copyright) by e-mail communication.

reg. 13

From: reg. 13
Sent: 24 August 2023 13:59
To: reg. 13
Cc: reg. 13
Subject: RE: SEWUE Further Workshop
Attachments: RE: South East Warrington Urban Extension - Transport

Thanks reg. 13

Grateful if you could come back asap on this; also grateful for any chasing you can do on arranging the next transport meeting too (as per email to reg. 13 on 10 August attached here) – which I think is arguably more urgent!

We're mindful we have the next catch up scheduled for a week today. Do you think you'll be in the position to provide feedback on the draft PPA in advance?

Many thanks,

reg. 13

[Redacted signature block]



[@HomesEngland](#)

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Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk



From: reg. 13 [redacted]@warrington.gov.uk>
Sent: Thursday, August 24, 2023 1:41 PM
To: reg. 13 [redacted]@homesengland.gov.uk>; reg. 13 [redacted]@miller.co.uk>; reg. 13 [redacted]@homesengland.gov.uk>
Cc: reg. 13 [redacted]@warrington.gov.uk>
Subject: RE: SEWUE Further Workshop

Hi reg. 13 [redacted]

I'm afraid a few key colleagues can't attend on those dates due to annual leave. I think we may need to look at dates from w/c 25 September – I've asked colleagues here for further dates and will come back to you shortly.

Many thanks

reg. 13 [redacted]

reg. 13 [redacted]

OFFICIAL

From: reg. 13 [redacted]@homesengland.gov.uk>
Sent: Wednesday, August 23, 2023 1:36 PM
To: reg. 13 [redacted]@miller.co.uk>; reg. 13 [redacted]@homesengland.gov.uk>; reg. 13 [redacted]@warrington.gov.uk>
Cc: reg. 13 [redacted]@warrington.gov.uk>
Subject: RE: SEWUE Further Workshop

Hi all,

Just picking up on the below, keen to get this diarised if possible. Would 11th or 12th September work?

I've updated HE availability below:

Monday 11 September – 2-4.30pm (in person or online)

Tuesday 12 September – 9am-1pm (in person – reg. 13 [redacted] only, reg. 13 [redacted] only available 9-10.30am and 12-1pm via Teams)

Please let me know if we need to look at other dates too.

Thanks very much,

reg. 13 [redacted]

[redacted]

[redacted]



[@HomesEngland](#)

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Liverpool
L3 1BP

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OFFICIAL

From: reg. 13 [redacted] [@miller.co.uk](mailto:reg.13@miller.co.uk)>
Sent: Wednesday, August 16, 2023 4:31 PM
To: reg. 13 [redacted] [@homesengland.gov.uk](mailto:reg.13@homesengland.gov.uk)>; reg. 13 [redacted] [@homesengland.gov.uk](mailto:reg.13@homesengland.gov.uk)>;
reg. 13 [redacted] [@warrington.gov.uk](mailto:reg.13@warrington.gov.uk)>
Cc: reg. 13 [redacted] [warrington.gov.uk](mailto:reg.13@warrington.gov.uk)>
Subject: RE: SEWUE Further Workshop

reg. 13 [redacted]

Thanks, note that I would only be available 11th and 12th Sept.

Regards

reg. 13 [redacted]

OFFICIAL

From: reg. 13 [redacted] [@homesengland.gov.uk](mailto:reg.13@homesengland.gov.uk)>
Sent: Friday, August 11, 2023 3:51 PM
To: reg. 13 [redacted] [@homesengland.gov.uk](mailto:reg.13@homesengland.gov.uk)>; reg. 13 [redacted] [@warrington.gov.uk](mailto:reg.13@warrington.gov.uk)>
Cc: reg. 13 [redacted] [@miller.co.uk](mailto:reg.13@miller.co.uk)>; reg. 13 [redacted] [@warrington.gov.uk](mailto:reg.13@warrington.gov.uk)>
Subject: RE: SEWUE Further Workshop

Hi reg. 13 [redacted]

Apologies, I meant to pick this up earlier this week, it's been on my list of things to progress whilst reg. 13 is on leave. I've looked at the below in both of our diaries and I'm afraid we are struggling a little!

Thursday 17 August – 2-4pm (reg. 13) – please could we discount this one as reg. 13 and I are both on leave that day

Wednesday 23 August – 2-4pm (reg. 13) – I could do 3-4pm but not in person; reg. 13 has a clash

Tuesday 29 August – 1pm onwards (reg. 13) – I could do 3-5pm but not in person; reg. 13 may be on leave

Wednesday 30 August – anytime (reg. 13) – I could do 9-10am or 4-5pm in person; reg. 13 has her non-working day

Looking ahead to w/c 4 Sept and early w/c 11 Sept we have better availability:

Tuesday 5 September – 12noon onwards (in person)

Thursday 7 September – 11am-12noon (in person); 3.30-4.30pm (online)

Friday 8 September – 10am-12noon (in person); 3.30-4.30pm (online)

Monday 11 September – 11am-1pm (online); 3-5pm (in person)

Tuesday 12 September – 9am-1pm (in person)

Do any of these dates work for you and WBC colleagues (and reg. 13)? I've cc'd reg. 13 too.

Many thanks,

reg. 13

[Redacted signature]

[Redacted contact information]



[@HomesEngland](#)

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Liverpool
L3 1BP

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Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk



From: reg. 13
To: reg. 13
Subject: RE: South East Warrington Urban Extension - Transport
Date: 18 September 2023 11:34:37
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Hi reg. 13

Ahead of the meeting tomorrow morning, I've provided some comments and clarifications against the points you have raised in your email in red. Suggest we use the below as an Agenda for the meeting, and will expand and further clarify as appropriate.

Thanks
reg. 13

Strategic Transport Assessment – general points for discussion

reg. 12(4)(d)

Strategic Transport Assessment – Specific questions

- There would be merit in a meeting to discuss the approach in more detail before we finalise our comments, but some initial comments are provided below

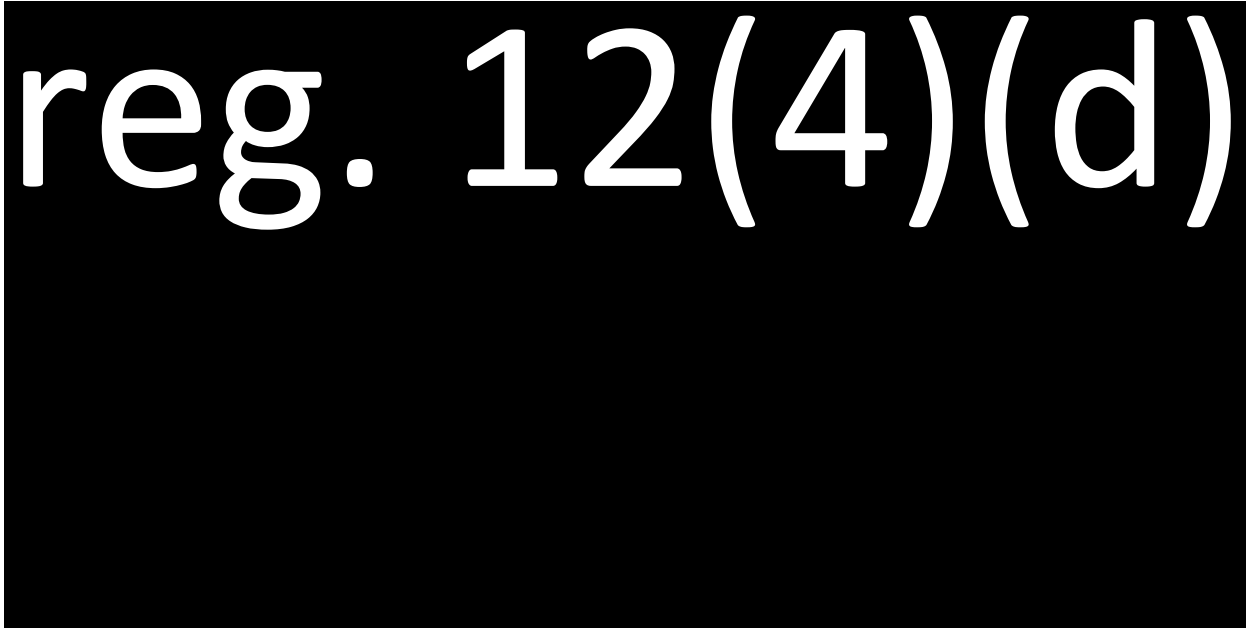
reg. 12(4)(d)

reg. 12(4)(d)

Strategic Transport Assessment – Specific questions

- There would be merit in a meeting to discuss the approach in more detail before we finalise our comments, but some initial comments are provided below

reg. 12(4)(d)



We hope the above is useful prompt for discussion when we meet – if none of the slots provided work for you, please suggest others and we will work with you to get a date which works for the majority.

Look forward to hearing from you.

Kind regards

reg. 13
[Redacted]
Transport for Warrington
Environment & Transport Directorate

Postal address:
Warrington Borough Council, East Annexe, Town Hall, Sankey Street, Warrington, WA1 1UH
reg. 13
[Redacted]
[Redacted] [@warrington.gov.uk](mailto:reg.13@warrington.gov.uk)
www.warrington.gov.uk [@warringtonbc](https://www.facebook.com/warringtonbc) [facebook/warringtonbc](https://www.facebook.com/warringtonbc)

From: reg. 13 [@homesengland.gov.uk](mailto:reg.13@homesengland.gov.uk)<reg.13@homesengland.gov.uk>
Sent: Thursday, August 10, 2023 11:59 AM
To: reg. 13 [@wsp.com](mailto:reg.13@wsp.com)<reg.13@wsp.com>; reg. 13 [@warrington.gov.uk](mailto:reg.13@warrington.gov.uk)<reg.13@warrington.gov.uk>; reg. 13 [@warrington.gov.uk](mailto:reg.13@warrington.gov.uk)<reg.13@warrington.gov.uk>; reg. 13 [@warrington.gov.uk](mailto:reg.13@warrington.gov.uk)<reg.13@warrington.gov.uk>
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Subject: RE: South East Warrington Urban Extension - Transport

Hi all,

Hope you're all well and enjoying either some leave or at least the sunshine today! Whilst reg. 13 is on holiday, I'm just emailing with a couple of requests from a Homes England perspective, I hope that's ok.

Firstly, just on the scheduling of a meeting, appreciate that we are needing to accommodate leave at this time of year, but just to emphasise we are keen to make progress so if it's possible to get a meeting arranged late August or even directly after the bank holiday weekend, that would be great. I'm sure reg. 13 will be in touch with dates to suit, but we'd be very grateful if we can get this arranged sooner rather than later.

Secondly, on the fee breakdown, I think we will need more detail than provided already if that is possible, please reg. 12(4)(d) [Redacted]

Many thanks,

reg. 13
[Redacted]
[Redacted]
[Redacted]

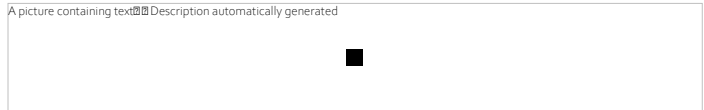


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OFFICIAL

From: reg. 13 <[redacted]@wsp.com>
Sent: Monday, August 7, 2023 2:41 PM
To: reg. 13 <[redacted]@warrington.gov.uk>; reg. 13 <[redacted]@warrington.gov.uk>; reg. 13 <[redacted]@warrington.gov.uk>
Cc: reg. 13 <[redacted]@homesengland.gov.uk>; reg. 13 <[redacted]@homesengland.gov.uk>; reg. 13 <[redacted]@wsp.com>; reg. 13 <[redacted]@sweco.co.uk>; reg. 13 <[redacted]@wsp.com>; reg. 13 <[redacted]@miller.co.uk>; reg. 13 <[redacted]@homesengland.gov.uk>; reg. 13 <[redacted]@wsp.com>
Subject: RE: South East Warrington Urban Extension - Transport

Hi reg. 13

I will allow reg. 13 and/or other Homes England colleagues to come back on the fees for the modelling but some notes from me that I would be keen to ensure are addressed as part of that work are as follows:

reg. 12(4)(d)

Note I am at a public inquiry and then on leave for the rest of this week.

I will look to propose some dates on my return to the office next week.

Thanks
reg. 13

From: reg. 13 <[redacted]@warrington.gov.uk>
Sent: 03 August 2023 18:00
To: reg. 13 <[redacted]@wsp.com>; reg. 13 <[redacted]@warrington.gov.uk>; reg. 13 <[redacted]@warrington.gov.uk>
Cc: reg. 13 <[redacted]@homesengland.gov.uk>; reg. 13 <[redacted]@homesengland.gov.uk>; reg. 13 <[redacted]@wsp.com>; reg. 13 <[redacted]@sweco.co.uk>; reg. 13 <[redacted]@wsp.com>; reg. 13 <[redacted]@miller.co.uk>; reg. 13 <[redacted]@homesengland.gov.uk>; reg. 13 <[redacted]@wsp.com>
Subject: RE: South East Warrington Urban Extension - Transport

Hi reg. 13

Thank you for your email and for the draft STA Scoping Report. I note the parts of the report where our confirmation/comment is required and we will work on this.

As reg. 13 and reg. 13 are both on leave until the 14th and I will be finishing myself for 2 weeks after today then a catch up in early September seems most appropriate. Please can you provide some dates so that we can get something set up in the calendar.

I note reg. 13 request for a more detailed breakdown of the fees. I attach an earlier email from reg. 13 which outlined the main elements of the modelling work and the time taken for each stage. Would this level of detail suffice? As we had mentioned before, the overall cost of the work based on this approach would be around reg. 12(5)(e). Any significant variation from the modelling approach would clearly result in a change in the fee. Please contact us if you need to discuss.

Kind regards

reg. 13

Environment and Transport Directorate
Transport for Warrington
Warrington Borough Council

Office Location – Warrington Borough Council, 1 Time Square, Warrington WA1 2NT
Postal Address - Warrington Borough Council, Town Hall, Sankey Street, Warrington, WA1 1UH

- reg. 13 <[redacted]@warrington.gov.uk
- reg. 13 **Please use this phone number first**
- reg. 13

From: reg. 13 <[redacted]@wsp.com>
Sent: Thursday, August 3, 2023 4:41 PM
To: reg. 13 <[redacted]@warrington.gov.uk>; reg. 13 <[redacted]@warrington.gov.uk>; reg. 13 <[redacted]@warrington.gov.uk>
Cc: reg. 13 <[redacted]@homesengland.gov.uk>; reg. 13 <[redacted]@homesengland.gov.uk>; reg. 13 <[redacted]@wsp.com>; reg. 13 <[redacted]@sweco.co.uk>; reg. 13 <[redacted]@wsp.com>; reg. 13 <[redacted]@miller.co.uk>; reg. 13 <[redacted]@homesengland.gov.uk>; reg. 13 <[redacted]@wsp.com>
Subject: RE: South East Warrington Urban Extension - Transport

reg. 13

Hope you are all well and enjoying the British 'summer'.

Further to the correspondence below, please find attached for your review and comment a Scoping Report for the Strategic Transport Assessment of the South East Warrington Urban Extension. We are keen to ensure that the scope of this assessment is informed by your comments; and is produced with your buy-in based on your experience and knowledge of the key local issues and opportunities.

reg. 12(4)(d) [redacted] The STA will be used to provide an evidence base in order to identify the nature and timing of future supporting infrastructure, as we move towards production of the Development Framework in due course.

If we need to set up a call to discuss, let me know by reply. I am personally involved in a Public Inquiry and taking leave over the next couple of weeks, however WSP colleagues will no doubt be able to assist in my absence. I will check in more formally w/c 21st August.

Out of Scope [redacted]

Thanks
reg. 13 [redacted]

Out of Scope

reg. 13

From: reg. 13
Sent: 17 November 2023 09:58
To: reg. 13
Cc: reg. 13
Subject: SEWUE Strategic Group meeting - draft agenda
Attachments: SEWUE Strategic Group Meeting - Agenda_2023-11-23.docx

Hi reg. 13

I hope you're well. I just wanted to get in touch in advance of the Strategic Group meeting next week, so we can fix the agenda for discussion

I've dug out the standard agenda we used last time and I've taken the liberty of updating this with items we'd like to discuss - please see attached. I understand that there is a keenness on your side to understand the programme for the Development Framework preparation, and we're keen to get your views in particular on the art of the possible for engagement activities pre-election.

Could you please add anything else and then issue to attendees? NB I also wasn't sure of the meeting room so I'd be grateful if you could add this.

reg. 13 will be dialling in, reg. 13 please could you also confirm if reg. 13 is planning on attending?

reg. 13 reg. 13 and myself will attend in person; we're really looking forward to seeing you next week.

Many thanks,

reg. 13



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SEWUE – STRATEGIC GROUP MEETING

Thursday 23 November 2023

10:00 – 11:00

Time Square, Meeting Room **XXX**

Attendees:

reg. 13 – Director of Growth (Chair)
 reg. 13 – Planning Policy & Programmes Manager
 reg. 13 – Principal Policy & Strategy Officer
 reg. 13 Graduate Planner
 reg. 13 – Development Manager
 reg. 13 – Transport for Warrington Service Manager
 reg. 13 – Transport Planning and Development Control Manager
 reg. 13 – Head of Planning and Enabling, Homes England
 reg. 13 – Senior Planning and Enabling Manager, Homes England
 reg. 13 – Planning and Enabling Manager, Homes England
 reg. 13 – Senior Strategic Land Manager, Miller Homes (dialling in)
 reg. 13 – **Divisional Managing Director, Miller Homes**

AGENDA

1. Local Plan Update - WBC
 - Adoption process
 - Supplementary Planning Documents / Design Guide
2. Homes England/Miller Update
 - Procurement Update
 - Ongoing workstreams
 - Updated timeframes
 - Development Framework Programme
 - Community and Stakeholder Engagement
3. Other matters
 - Planning Performance Agreement
 - Long-term stewardship
 - Cat & Lion Interim Scheme
 - Appleton Cross Local Centre
 - Grappenhall Heys Phase 2
4. Next Steps
5. AOB
 - 656 call in update

reg. 13

From: reg. 13 @warrington.gov.uk>
Sent: 20 November 2023 14:49
To: reg. 13
Subject: SEWUE Strategic Group Meeting - Agenda
Attachments: SEWUE Strategic Group Meeting - Agenda_2023-11-23.pdf
Follow Up Flag: Follow up
Flag Status: Completed

Afternoon all

Please find attached agenda for the SEWUE Strategic Group Meeting this Thursday.

Look forward to seeing you all then.

Many thanks

reg. 13

[Redacted signature block]

Planning Policy and Programmes
Growth Directorate
Warrington Borough Council

 [reg. 13 @warrington.gov.uk](mailto:reg.13@warrington.gov.uk)
 reg. 13

Working days: Monday to Thursday.

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reg. 13

From: reg. 13
Sent: 15 August 2023 11:09
To: reg. 13
Cc: reg. 13
Subject: RE: SEWUE: Out of Scope

Importance: High

Hi both,

Welcome back reg. 13 hope you had a good break. Glad you can join the chat with the Council later on this afternoon.

reg. 13 is on leave until next week, Out of Scope

As noted in the email chain below, we need to get this finalised asap, not least to facilitate Miller input to the Development Framework procurement including commenting on the ITT.

Many thanks,

reg. 13

[Redacted]

[Redacted]



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From: reg. 13 [redacted]@miller.co.uk>
Sent: Friday, August 4, 2023 5:19 PM
To: reg. 13 [redacted]@homesengland.gov.uk>
Cc: reg. 13 [redacted]@homesengland.gov.uk>; reg. 13 [redacted]@homesengland.gov.uk>;
reg. 13 [redacted]@miller.co.uk>; reg. 13 [redacted]@miller.co.uk>
Subject: RE: SEWUE: Out of Scope [redacted]

reg. 13

Will check and come back to you

reg. 13

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From: reg. 13 [redacted]@homesengland.gov.uk>
Sent: Friday, August 4, 2023 4:14 PM
To: reg. 13 [redacted]@miller.co.uk>
Cc: reg. 13 [redacted]@homesengland.gov.uk>; reg. 13 [redacted]@homesengland.gov.uk>;
reg. 13 [redacted]@miller.co.uk>; reg. 13 [redacted]@miller.co.uk>
Subject: SEWUE: Out of Scope [redacted]

Hi reg. 13

Hope you're well?

Out of Scope [redacted]

I am now on leave after today for two weeks', but I'd be grateful if you could please include reg. 13 and reg. 13 in any correspondence.

Many thanks

reg. 13

reg. 13 [redacted]

[redacted]
Land & Development
reg. 13 [redacted]

[redacted]



[@HomesEngland](#)

Three New Bailey
Salford

From: reg. 13
To: reg. 13
Cc: reg. 13
Subject: South East Warrington Urban Extension - Strategic Transport Assessment Scoping
Date: 15 September 2023 17:56:17
Attachments: [image001.png](#)
[image002.png](#)

reg. 13

Hope you are both well.

Below is a suggested draft reply to reg. 13 at WBC that I am keen to issue prior to our scheduled meeting on 19th September. Our comments are shown in red, reg. 13 are in black.

Grateful for any thoughts, comments or queries you might have before I look to issue more widely.

reg. 13

Strategic Transport Assessment – general points for discussion

reg. 12(4)(d)

Strategic Transport Assessment – Specific questions

- There would be merit in a meeting to discuss the approach in more detail before we finalise our comments, but some initial comments are provided below

reg. 12(4)(d)

reg. 12(4)(d)



reg. 13
Liverpool Place Lead - Development
reg. 13



WSP in the UK
1st Floor, Station House
Exchange Station, Tithebarn Street
Liverpool L2 2QP

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LAZEMR9V04L2R07W04189767000

reg. 13

From: reg. 13
Sent: 10 October 2023 14:35
To: reg. 13
Cc: reg. 13
Subject: RE: WBC Highways Meeting

Hi reg. 13

Could we please have a quick chat this week, re: the WSP transport instruction? Would it be ok if I put in a 30 min call directly after our call with WBC on Thursday please? (I don't think we'll need that long!).

Many thanks,

reg. 13

[Redacted]

[Redacted]



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From: reg. 13 @miller.co.uk>
Sent: Tuesday, September 19, 2023 12:12 PM
To: reg. 13 @homesengland.gov.uk>; reg. 13 @homesengland.gov.uk>
Subject: RE: WBC Highways Meeting

reg. 13

This mornings meeting was useful to try and get the council to a position and understand what they want.

reg. 12(5)(e)

Out of Scope
?

Happy to discuss.

Kind regards

reg. 13

www.millerhomes.co.uk
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From: reg. 13 @homesengland.gov.uk>
Sent: Tuesday, September 19, 2023 9:36 AM
To: reg. 13 @homesengland.gov.uk>; reg. 13 @miller.co.uk>
Subject: RE: WBC Highways Meeting

Thanks both,

reg. 13 I will still try to dial in to listen to the discussion. I would also say I'm catching up on the highways workstream to some degree!

I think reg. 13 has covered the key points from our perspective – if we get agreement on those matters, that will be a successful meeting.

Generally, we want to take a collaborative rather than a challenging tone reg. 12(5)(e)
reg. 12(5)(e)

Out of Scope

Thanks very much,

reg. 13

reg. 13



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From: reg. 13 [@homesengland.gov.uk](mailto:reg.13@homesengland.gov.uk)>
Sent: Tuesday, September 19, 2023 9:23 AM
To: reg. 13 [@miller.co.uk](mailto:reg.13@miller.co.uk); reg. 13 [@homesengland.gov.uk](mailto:reg.13@homesengland.gov.uk)>
Subject: RE: WBC Highways Meeting

Thanks reg. 13

Yes – want to ensure WBC are clear on the purpose of the STA, how it fits into future work and for its scope to be agreed. reg. 12(5)(e)

reg. 13 anything further to add?

Thanks

reg. 13



reg. 13

Land & Development

reg. 13



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From: reg. 13 [@miller.co.uk](mailto:reg.13@miller.co.uk)>

Sent: Tuesday, September 19, 2023 9:15 AM

To: reg. 13 [@homesengland.gov.uk](mailto:reg.13@homesengland.gov.uk)>; reg. 13 [@homesengland.gov.uk](mailto:reg.13@homesengland.gov.uk)>

Subject: RE: WBC Highways Meeting

Yes we will both be attending the meeting.

Sorry to hear that, sounds like reg. 13 and reg. 13 are on top of the issues however and briefed so it should go ok I think.

If you are not able to make it, what is your key point that I should ensure is covered – reg. 12(5)(e)

Regards

reg. 13

reg. 13

From: reg. 13
Sent: 12 October 2023 10:01
To: reg. 13
Cc: reg. 13
Subject: RE: SEWUE PPA Materials

Sensitivity: Confidential

Hi reg. 13

,
Thanks for the helpful prompt on the PPA – it was definitely our intention to discuss with WBC later today. I briefly discussed with WSP yesterday and reg. 13 did not consider there were any major issues arising from reg. 13 comments on the latest draft. reg. 12(5)(e)

We have no particular reason to wait for our new professional team to be appointed, so I think we should try to get the PPA resolved as soon as we can.

Other items for discussion with WBC later:

- Local Plan Inspectors report and adoption timescales
- SPD programme
- Langtree Inquiry
- Transport work (interested to get reg. 13 and reg. 13 perspective on this)

Let me know if you have anything else to add?

Many thanks,

reg. 13

[Redacted signature]

[Redacted signature]



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From: reg. 13 [redacted]@miller.co.uk>
Sent: Wednesday, October 11, 2023 10:02 AM
To: reg. 13 [redacted]@homesengland.gov.uk>
Cc: reg. 13 [redacted]@homesengland.gov.uk>
Subject: RE: SEWUE PPA Materials
Sensitivity: Confidential

Hi reg. 13

Just wondering if the PPA will be on the agenda for the Miller/HE catch up with the Council tomorrow.

Given that they had few changes to the attached is good and they recognise that the technical matters will evolve etc so that's a win.

reg. 12(5)(e) [redacted]

When is HE programming to sign off on this PPA, when are you seeking for it to be in place? Is your intention to align it with the appointment of your advisors?

Happy to have a separate quick catch up with you on this to discuss.

Regards

reg. 13 [redacted]

[redacted] | www.millerhomes.co.uk
Miller House, First Floor, 2 Lochside View, Edinburgh Park, Edinburgh, EH12 9DH



OFFICIAL SENSITIVE - COMMERCIAL

From: reg. 13 [redacted]@warrington.gov.uk>
Sent: Tuesday, August 29, 2023 11:25 AM
To: reg. 13 [redacted]@homesengland.gov.uk>
Cc: reg. 13 [redacted]@homesengland.gov.uk>; reg. 13 [redacted]@wsp.com>; reg. 13 [redacted]@miller.co.uk>; reg. 13 [redacted]@bartonwillmore.co.uk>; reg. 13 [redacted]@warrington.gov.uk>
Subject: RE: SEWUE PPA Materials
Sensitivity: Confidential

Hi reg. 13

Apologies for the delay in coming back to you on this. Please find attached some comments on the draft PPA which are only minor in nature and we appreciate that the re-draft aligns more with the preparation of the DF and not planning applications, as our standard templates tend to do.

Just a few comments relating to WBC team/external bodies and also communications/timeframes for acknowledging correspondence. I have made these directly into the document for ease of reference.

No immediate comments on the draft Project Plan or the draft Technical Schedule and mindful that the latter in particular will evolve as the project gets underway. I note your request for comments on timeframes below - I think we will need a separate discussion on this and key milestones having regard for Homes England's timeframes for appointing its technical team and commencing work on the Development Framework in earnest.

Hopefully we can pick up any gaps or points for discussion at our next catch up before finalising the document.

Many thanks

reg. 13

[Redacted signature]

Out of Scope

reg. 13

From: reg. 13
Sent: 02 November 2023 14:13
To: reg. 13
Cc: reg. 13
Subject: Re: HE/Miller fortnightly catch up re SEWUE
Categories: South Warrington, Tracked To Dynamics 365

Hi reg. 13

I did join the call at 2pm but you weren't around - sorry if I missed a message re your availability.

I don't think we have a great deal to discuss urgently in any case but just a few points to note:

- reg. 12(5)(e)
- PPA - I haven't yet chased the Council on this but will do tomorrow, hopefully they've had a chance to consider the costing estimates this week
- Procurement - reg. 12(5)(e)
- Highways scope - I've sent my views back to WSP and awaiting the revised scope from them; then we will look to issue to you and Sweco reg. 12(5)(e)

If there is anything else, please let me know.

Many thanks,

reg. 13

[Redacted signature block]



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From: reg. 13
Sent: Monday, October 9, 2023 17:29
To: reg. 13 @homesengland.gov.uk; reg. 13 @miller.co.uk>
Cc: reg. 13 @homesengland.gov.uk; reg. 13
reg. 13 @homesengland.gov.uk>
Subject: HE/Miller fortnightly catch up re SEWUE
When: Thursday, November 2, 2023 2:00 PM-3:00 PM.
Where: Microsoft Teams Meeting

Microsoft Teams meeting

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reg. 13

From: reg. 13
Sent: 13 November 2023 11:40
To: reg. 13
Cc: reg. 13
Subject: Re: WBC Highways Update

Thanks reg. 13

I've chased this up with WSP on my return from leave today and will provide an update to you and reg. 13 asap.

Separately, I was going to ask - I am struggling with diary availability this week (we are trying to squeeze in some interviews!) and I was going to ask if needed, would we be able to push back our catch up on Thursday to later in the afternoon, ideally the 4-5pm slot? It would be really helpful if you could let me know. I'll confirm asap if it's required, otherwise we'll stick with 2-3pm as planned.

Many thanks,

reg. 13



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From: reg. 13 [redacted]@miller.co.uk>
Sent: Thursday, November 9, 2023 10:03
To: reg. 13 [redacted]@homesengland.gov.uk>; reg. 13 [redacted]
reg. 13 [redacted]@homesengland.gov.uk>
Cc: reg. 13 [redacted]@homesengland.gov.uk>; reg. 13 [redacted]@sweco.co.uk>
Subject: WBC Highways Update

reg. 13 [redacted]

Further to our meeting just now are you able to provide us with an update on where things are at between WSP and WBC highways on the proposed modelling scope etc.

To my knowledge I am not sure if reg. 13 [redacted] has been provided with any update since our last joint teams call on highways matters.

Look forward to your reply.

Kind regards

reg. 13 [redacted]

[redacted] | www.millerhomes.co.uk
Miller House, First Floor, 2 Lochside View, Edinburgh Park, Edinburgh, EH12 9DH



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reg. 13

From: reg. 13
Sent: 17 November 2023 09:38
To: reg. 13
Cc: reg. 13
Subject: Re: Highways Drawing - P&C as per provisions of CA
Attachments: reg. 12(4)(d)

Morning reg. 13

As promised, please see attached latest Transport scoping note from WSP, for your / Sweco review. As we've taken quite a while over the scoping process, any comments and queries you have can be picked up in the actual workstreams rather than in a revised scoping note. WSP are keen to crack on with the work now, which I think is sensible.

I think the meeting for next week is likely to be either Thursday 3.30-4.30pm or Friday 12-1pm but I will confirm as soon as I can.

I'd like the meeting to focus on the reg. 12(5)(e) - very keen to ensure that everyone is as happy as they can be with the methodology - but there may also be time to focus on any particular areas of the scoping note that you would like to discuss.

I'm going to email reg. 13 about the agenda for next Thursday, I will copy you in.

Thanks very much,

reg. 13



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From: reg. 13 [redacted]@homesengland.gov.uk>
Sent: Thursday, November 16, 2023 17:27
To: reg. 13 [redacted]@miller.co.uk>
Subject: Re: Highways Drawing - P&C as per provisions of CA

Thanks reg. 13 [redacted] - I'll get the scoping note over to you tomorrow.

reg. 13 [redacted]



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From: reg. 13 [redacted]@miller.co.uk>
Sent: Thursday, November 16, 2023 15:51
To: reg. 13 [redacted]@homesengland.gov.uk>; reg. 13 [redacted]@homesengland.gov.uk>
Subject: Highways Drawing - P&C as per provisions of CA

reg. 13 [redacted]

reg. 12(5)(e) [redacted]

Regards

reg. 13 [redacted]

[redacted] | www.millerhomes.co.uk
Miller House, First Floor, 2 Lochside View, Edinburgh Park, Edinburgh, EH12 9DH



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reg. 13

From: reg. 13 @miller.co.uk>
Sent: 20 November 2023 14:31
To: reg. 13
Cc: reg. 13
Subject: RE: SEWUE Strategic Group meeting - draft agenda

Perfect reg. 13

That sounds all good, I breathe a sigh of relief.

Kind regards

reg. 13

OFFICIAL

From: reg. 13 @homesengland.gov.uk>
Sent: Monday, November 20, 2023 2:18 PM
To: reg. 13 @miller.co.uk>
Cc: reg. 13 @homesengland.gov.uk>; reg. 13
reg. 13 @homesengland.gov.uk>
Subject: RE: SEWUE Strategic Group meeting - draft agenda

Hi reg. 13

The item on the agenda for Thursday's meeting is the "interim" scheme – you'll recall this is the scheme to implement relatively minor improvements including new markings, lane widening, at the existing C&L junction. reg. 12(5)(e)

. Our disposals team asked if we could please flag with reg. 13 and reg. 13 and ask for internal resources to be allocated to this. I don't expect we'll get into a detailed discussion on Thursday morning about this matter.

I appreciate your query probably relates more to the work WSP are commencing. I wasn't in the meeting WSP attended with WBC at which the reg. 12(5)(e) proposed to be added to the current scope of work, so I don't have a great deal of detailed background. reg. 12(5)(e)

I'd emphasise that, as discussed last week, we haven't yet agreed the methodology or options to be assessed as yet with WSP, hence the call on Thursday pm – we want to make sure that the methodology meets the requirements of all concerned, including yourselves and WBC – before WSP start the task.

Hope this helps,

reg. 13

reg. 13



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From: reg. 13 @miller.co.uk>
Sent: Monday, November 20, 2023 1:56 PM
To: reg. 13 @homesengland.gov.uk>
Subject: RE: SEWUE Strategic Group meeting - draft agenda

reg. 13

Can you give me a quick call on the agenda item – Cat and Lion Interim Scheme. This group meeting is obviously scheduled ahead of our transport catch up in the afternoon, so it would be good for me and reg. 13 to understand the context of this item so that we are not put on the back foot.

Can you provide any further material beyond the Scope of Works recently provided to us in relation to this, e.g. ideas discussed with Council / option drawings etc if in existence?

Kind regards

reg. 13

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From: reg. 13 [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>
Sent: Friday, November 17, 2023 9:58 AM
To: reg. 13 [redacted] <[\[redacted\]@warrington.gov.uk](mailto:[redacted]@warrington.gov.uk)>
Cc: reg. 13 [redacted] <[\[redacted\]@warrington.gov.uk](mailto:[redacted]@warrington.gov.uk)>; reg. 13 [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>; reg. 13 [redacted] <[redacted]>; reg. 13 [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>; reg. 13 [redacted] <[\[redacted\]@miller.co.uk](mailto:[redacted]@miller.co.uk)>
Subject: SEWUE Strategic Group meeting - draft agenda

Hi reg. 13 [redacted]

I hope you're well. I just wanted to get in touch in advance of the Strategic Group meeting next week, so we can fix the agenda for discussion

I've dug out the standard agenda we used last time and I've taken the liberty of updating this with items we'd like to discuss - please see attached. I understand that there is a keenness on your side to understand the programme for the Development Framework preparation, and we're keen to get your views in particular on the art of the possible for engagement activities pre-election.

Could you please add anything else and then issue to attendees? NB I also wasn't sure of the meeting room so I'd be grateful if you could add this.

reg. 13 [redacted] will be dialling in, reg. 13 [redacted] please could you also confirm if reg. 13 [redacted] is planning on attending?

reg. 13 [redacted] reg. 13 [redacted] and myself will attend in person; we're really looking forward to seeing you next week.

Many thanks,

reg. 13 [redacted]

reg. 13 [redacted]

[redacted]
[redacted]
[redacted]



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reg. 13

From: reg. 13
Sent: 12 September 2023 17:15
To: reg. 13
Cc: reg. 13
Subject: RE: South East Urban Extension ITT for Development Framework

Thanks reg. 13

That's super helpful and really appreciate both planning and highways comments being shared so quickly (please pass on our thanks to reg. 13 and reg. 13 for the quick turnaround too).

I'll work through the comments and come back with any queries (likely Friday now). I'll also seek to address any of the points raised by reg. 13 and reg. 13 in a separate email, where additional explanation may be helpful. reg. 12(5)(e)

Many thanks,

reg. 13



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From: reg. 13 [redacted]@warrington.gov.uk>
Sent: Tuesday, September 12, 2023 4:18 PM
To: reg. 13 [redacted]@homesengland.gov.uk>
Cc: reg. 13 [redacted]@warrington.gov.uk>; reg. 13 [redacted]@homesengland.gov.uk>
Subject: FW: South East Urban Extension ITT for Development Framework

Hi reg. 13 [redacted]

Further to our discussion last week, please find below and attached comments on the draft ITT.

From the planning side we only have a couple of very minor comments regarding stakeholders/landowners and these are attached as comments on the second attachment to this email.

A little more extensive, however, are comments from reg. 13 [redacted] and team regarding transport matters – reg. 13 [redacted] has summarised these below and commented on the other attachment to this email.

Let me know if you want to discuss any of these – conscious of your deadline at the end of this week!

Many thanks

reg. 13 [redacted]

From: reg. 13 [redacted]@warrington.gov.uk>
Sent: Tuesday, September 12, 2023 3:57 PM
To: reg. 13 [redacted]@warrington.gov.uk>; reg. 13 [redacted]@warrington.gov.uk>
Cc: reg. 13 [redacted]@warrington.gov.uk>; reg. 13 [redacted]@warrington.gov.uk>; reg. 13 [redacted]@warrington.gov.uk>
Subject: RE: South East Urban Extension ITT for Development Framework

Hi reg. 13 [redacted] comments on the attached document and some summary points below:

- Grateful to receive this and happy to support the process with HE
- Principles and key issues are largely good and consistent with what we would want to see – some minor comments on the attached
- Main comments are around the Transport Assessment:

- reg. 12(5)(e) [redacted]

reg. 12(5)(e)

Kind regards

reg. 13

[Redacted]

Transport for Warrington
Environment & Transport Directorate

Postal address:

Warrington Borough Council, East Annexe, Town Hall, Sankey Street, Warrington, WA1 1UH

reg. 13

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reg. 13

From: reg. 13 @warrington.gov.uk>
Sent: 27 September 2023 16:30
To: reg. 13
Cc: reg. 13
Subject: RE: SEWUE - Grappenhall and Thelwall NP

Thanks reg. 13

Thanks for your comments below, I'll feed these back.

I'll also seek to get the long term stewardship meeting confirmed at this end.

Thanks

reg. 13

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From: reg. 13 @homesengland.gov.uk>
Sent: Wednesday, September 27, 2023 4:24 PM
To: reg. 13 @warrington.gov.uk>
Cc: reg. 13 @homesengland.gov.uk>
Subject: RE: SEWUE - Grappenhall and Thelwall NP

Hi reg. 13

reg. 13

We don't yet have a firm programme for the Development Framework, that's really to be worked up with our appointed consultant team once they are in place.

reg. 12(5)(e)

We are hoping to make progress on the DF (at least some early consultation on issues/options) prior to the pre-election period if at all possible, with the consultation on the draft document to follow over the summer. We'd like to get the approval done in 2024 calendar year, again if possible.

I'd suggest slightly amending the bullets as follows – appreciate this is a bit more vague!

- *Currently procuring the consultant team – to be in place by **November 2023***
- *Background work **ongoing, and to be further developed over the rest of 2023 and early 2024***
- *Consultation on the Development Framework with all stakeholders **during 2024 prior to finalising and adoption***

We'd be happy for you to advise the PC that Homes England fully intends to engage with Parish Councils, community groups, residents, business and a wide range of stakeholders, as part of the DF preparation process.

Many thanks,

reg. 13

[Redacted]

[Redacted]



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From: reg. 13 [Redacted] [@warrington.gov.uk](mailto:[Redacted]@warrington.gov.uk)>
Sent: Wednesday, September 27, 2023 2:14 PM
To: reg. 13 [Redacted] [@homesengland.gov.uk](mailto:[Redacted]@homesengland.gov.uk)>
Subject: SEWUE - Grappenhall and Thelwall NP

Hi reg. 13

reg. 13

Just a quick one. Grappenhall and Thelwall Neighbourhood Plan Group seem to be picking up again due to concerns about the SEWUE and in particular how they can have an input going forward. We intend to inform them that the best way to get involved will be through the Development Framework itself. In light of your current procurement

process and associated timescales, are you able to put together a line or two on when you expect things to move forward over the course of next year?

I would anticipate it would be along the lines of:

- Currently procuring the consultant team – to be in place by the end of 2023
- Background work and drafting of document over the course of 2024
- Consultation on the Development Framework with all stakeholders mid-2024?
- Finalising document to end of 2024
- Adoption early 2025?

Obviously these will be broad timescales only and I will ensure that is made clear but any thoughts welcome.

Many thanks

reg. 13

[Redacted signature]

Planning Policy and Programmes
Growth Directorate
Warrington Borough Council

 [reg. 13 @warrington.gov.uk](mailto:reg.13@warrington.gov.uk)
 reg. 13

Working days: Monday to Thursday.

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reg. 13

From: reg. 13
Sent: 22 November 2023 16:44
To: reg. 13
Cc: reg. 13
Subject: RE: SEWUE Long Term Stewardship session - next Monday

Perfect, thank you so much reg. 13

reg. 13

[Redacted]

[Redacted]



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From: reg. 13 [Redacted] <[Redacted]@warrington.gov.uk>
Sent: Wednesday, November 22, 2023 4:41 PM
To: reg. 13 [Redacted] <[Redacted]@homesengland.gov.uk>
Cc: reg. 13 [Redacted] <[Redacted]@homesengland.gov.uk>; reg. 13 [Redacted]
Subject: RE: SEWUE Long Term Stewardship session - next Monday

Hi reg. 13

Thanks for sending this through. I will send your questions below through to colleagues as requested and have a look at the slides (hopefully tomorrow) but won't distribute them more widely!

Yes, I've sent the invite onto [redacted] and the room we are in should have everything we need to dial him in properly rather than on a laptop – fingers crossed it is all working as we've had a few issues recently!

See you in the morning.

Many thanks

[redacted]
[redacted]

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From: [redacted] <[redacted]@homesengland.gov.uk>
Sent: Wednesday, November 22, 2023 4:34 PM
To: [redacted] <[redacted]@warrington.gov.uk>
Cc: [redacted] <[redacted]@homesengland.gov.uk>; [redacted] <[redacted]@homesengland.gov.uk>
Subject: SEWUE Long Term Stewardship session - next Monday

Hi [redacted]

I hope you're well. We're looking forward to seeing you tomorrow morning.

Separately I just wanted to get in touch to share our plans for Monday's session on Long Term Stewardship. I've attached here the draft slide deck we have been working on.

You'll see from the slides, we have included quite a few "discussion" sessions. We'd like to make this session as interactive as we can, and secure as much input from officers as possible, so we were wondering whether you may be able to ask your colleagues attending to do a little bit of thinking in advance of the session. In particular we'd be grateful if they could consider, and possibly come prepared with answers to the following questions:

- [redacted]
[redacted]
[redacted]

Do you think you could share these questions with colleagues, please?

We'd welcome any thoughts you have on the slide deck too, although please don't share this as yet as a) we are not quite finished! and b) it would be great to share this on the day rather than having everyone read it in advance.

Also – could you please confirm that you have forwarded the invite for Monday to [redacted] from Miller and whether presentation / dial in arrangements will be available in the room booked?

Looking forward to a good session on Monday!

Many thanks indeed,

reg. 13



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