



Homes
England

The Housing and Regeneration Agency

Date: 2 October 2024

Our Ref: RFI4878

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

[REDACTED]
By Email Only

Dear [REDACTED]

RE: Request for Information – RFI4878

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:

I am emailing on behalf of Warrington Action Against Inappropriate Development regarding the Homes England consultations for the South East Warrington Urban Extension.

I have previously liaised with [REDACTED] from the Department of Levelling Up, Housing and communities following on from a conversation with George Eustice MP. The reference for the case is 16457712 dated 29th July, 2022.

I received a letter from [REDACTED] where he 'assured that the Government was very conscious of the effect that developments can have for local communities and the need to continue to protect the environment.'

We were informed that the housing targets were none mandatory by Michael Gove himself. Michael even cancelled the Local Plan for his constituency, Surrey Heath so why is Warrington's Local Plan still going ahead? Please could this be explained?

I would like to make the points on behalf of our members and make a freedom of information request for the following:

The Lumen
2nd Floor
St James Boulevard
Newcastle upon Tyne
NE4 5BZ

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





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***The town relies on Victorian swing bridges across the Manchester Ship Canal which are prone to malfunction. If there is an accident on the motorway, the whole town becomes grid locked for hours. How is the current infrastructure going to cope with thousands of additional vehicle movements daily?**

***Who exactly the executive homes will be marketed to when the average salary in the area is below £27,000 before tax?**

***Why, despite 4,000 objections and rigorous campaigning against the Local Plan, our precious Cheshire countryside is still going to be destroyed to make way for unaffordable, executive housing?
This is not a democratic decision and will not solve the local housing crisis.**

***Why valuable greenbelt is being destroyed for executive housing when there is no 'exceptional circumstances' to do so under the NPPF.**

***Why there are nearly 5,000 empty, unoccupied properties across Warrington, (a fraction of which could be brought back into use as an alternative to destroying the surrounding Cheshire countryside and heritage) ***Thelwall Heys is a grade 11 listed mansion.**

***The World Health Organisation has stated that air quality issues continue to be an issue for Warrington with the 18 air quality action points still not addressed from the most recent action plan. The Department for Public Health confirmed that Warrington has above average cases for respiratory illnesses, arthritis and dementia. These conditions have a causal link to poor air quality. Why have these action points not been addressed by Warrington Borough Council and the Government?**

The countryside that we will lose is on our website below. Many of the earmarked sites have been previously designated as greenbelt land (Thelwall Heys following on from a public enquiry back in 2006). Our countryside and heritage will forever be changed.

www.protectourgreenbelt.com

Would we be able to raise the case in parliament for the protection of our countryside?

Response

We can confirm that Homes England does not hold the information detailed in your request. This is because there is no legal or business reason for Homes England to do so.

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To conclude that the information is not held, we have searched with our Planning and Enabling team who would have the requested information if held.

The FOIA does not oblige a public authority to create information to answer a request if the requested information is not held. The duty under section 1(1) is only to provide the recorded information held.

The full text of section 1 in the legislation can be found here:

<https://www.legislation.gov.uk/ukpga/2000/36/section/1>

Advice and Assistance

We have a duty to provide advice and assistance in accordance with Section 16 of the FOIA. To comply with this duty, we can advise that we do not hold this information because the work is in early stages and plans and frameworks have not yet been prepared. Additionally, some of your request relates to the Warrington Local Plan and the local authority's Empty Homes Service, this information may be held by Warrington Borough Council. You may wish to consider making a Freedom of Information request to Warrington Borough Council via this website: <https://www.warrington.gov.uk/access-council-information>

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
The Lumen
2nd Floor
St James Boulevard
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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.

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,

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For Homes England

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