



Warrington Borough Council  
Strategic Housing Land Availability Assessment

December 2009





## Report Body

<b>1 Introduction and Background</b>	<b>5</b>
Assessment Context	6
Purpose of the Assessment	7
Assessment Outputs	7
Gypsy and Traveller and Travelling Showpeople Context	8
<b>2 Assessment Methodology</b>	<b>9</b>
Detailed Methodology	10
Stage 1 - Planning the Assessment	10
Stages 2 and 3 - Identification of sites for inclusion within the Assessment	12
Stage 4 - Determining the Survey Areas	13
Stage 5 - Carrying out the Surveys / Assessments	14
Stage 6 - Estimating the Housing Potential of Each Site	15
Stage 7 - Assessing When and Whether Sites are Likely to be Developed	16
Stage 7a - Assessing Suitability for Housing	17
Stage 7b - Assessing whether a site is Available for Housing	19
Stage 7c - Assessing the Achievability of Housing Development	20
Stage 7d - Overcoming Constraints	22
Stage 8 - Review of the Assessment	23
Implementation of the Methodology	24
Forecasting Completions	25
<b>3 Assessment Findings</b>	<b>27</b>
Number and Nature of Sites Identified	27
Discounted Sites	27
Discounted Green Belt Sites	27
Discounted Completed Developments	27
Detailed Assessment Outputs	28
Unsuitable	28
Suitable but Constrained	29
Suitable but not available nor likely to become available	30
Suitable, Available and Achievable	31
Suitable, Likely to Become Available and Achievable	33
Quantified 'Deliverable' Supply of Housing Land	34
Quantified 'Developable' Supply of Housing Land	37

# Contents

'Developable' 6 - 10 .....	38
'Developable' 11 - 15 .....	40
Latest Dwelling Completions .....	42
Latest and Historical Gross and Net Completions .....	42
Delivery on Previously Developed Land .....	42
Dwelling Type and Bedroom Capacity Analysis .....	43
<b>4 Five, Ten and Fifteen Year Housing Requirement Assessments .....</b>	<b>45</b>
Assessment Context .....	45
Clarification of the Development Plan Housing Requirement .....	45
Dealing with Historic Oversupply .....	45
Five-Year Requirement Assessment .....	46
Ten-Year Requirement Assessment .....	47
Fifteen-Year Requirement Assessment .....	48
Supply of Ready to Develop Housing Sites (NI159) .....	50
<b>5 Conclusions .....</b>	<b>51</b>
Headline Conclusions .....	51
Housing Land Trajectory .....	53
Previously Developed Land Trajectory .....	55
Implications for Current Policy .....	56
Implications for Future Policy .....	57
Future Monitoring .....	57
<b>6 Accessing the Supporting Technical Information .....</b>	<b>59</b>
Comprehensive Information on Individual Sites .....	59
Supporting Maps .....	59
<b>7 Further Information .....</b>	<b>61</b>

## Glossary

<b>List of Abbreviations .....</b>	<b>63</b>
<b>Definition of Terms .....</b>	<b>65</b>

## Appendices

<b>Appendix One - Schedule 1 'Discounted Green Belt Sites' .....</b>	<b>68</b>
<b>Appendix Two - Schedule 2 'Now Completed Sites' .....</b>	<b>71</b>
<b>Appendix Three - Schedule 3 'Unsuitable Sites' .....</b>	<b>73</b>



<b>Appendix Four - Schedule 4 'Suitable but Constrained'</b> .....	<b>79</b>
<b>Appendix Five - Schedule 5 'Suitable but Constrained' - Insurmountable</b> .....	<b>91</b>
<b>Appendix Six - Schedule 6 'Suitable but Not Available nor Likely to become Available'</b> .....	<b>93</b>
<b>Appendix Seven - Schedule 7 'Suitable, Available and Achievable'</b> .....	<b>97</b>
<b>Appendix Eight - Schedule 8 'Suitable, Likely to become Available and Achievable'</b> .....	<b>105</b>
<b>Appendix Nine - Schedule 9 'Sites Contributing to a Deliverable 0-5 Year Supply'</b> .....	<b>107</b>
<b>Appendix Ten - Schedule 10 'Sites Contributing to a Developable 6-10 Year Supply'</b> .....	<b>115</b>
<b>Appendix Eleven - Schedule 11 'Sites contributing to a Developable 11-15 Year Supply'</b> .....	<b>119</b>
<b>Appendix Twelve - Schedule 12 'Completions within the Latest Monitoring Period (2008/09)'</b> .....	<b>125</b>



# Contents

## 1 Introduction and Background

**1.1** This report presents the findings from Warrington's first Strategic Housing Land Availability Assessment (SHLAA).

**1.2** A scoping report which set out why the SHLAA is taking place, how the council intended to progress matters, and the details of the assessment process, was released for consultation between 27th March and 1st May 2009. In addition to wider public consultation, a series of stakeholder meetings were held to enable more detailed discussion on the scoping report and the approach taken.

**1.3** Having reached agreement on the scope of the assessment, the suitability of those sites identified for inclusion within the SHLAA, their potential to accommodate housing and the likelihood that they will be developed were then assessed. The collective findings from these assessments and the implications for policy development and implementation were then identified and subsequently released, in the form of a draft SHLAA report, for public consultation between the 18th September and 30th October 2009.

**1.4** This report presents the findings of the completed 2009 SHLAA and is structured around the following sections:

- **Introduction and background** - Makes clear what the SHLAA is, why it is required and provides the context for the assessment in the Borough of Warrington
- **Assessment methodology** - Identifies the methodology that has guided the assessment and makes clear the assumptions which underpin individual site assessments
- **Assessment findings** - Presents the core outputs and wider findings from the assessment
- **Five, Ten and Fifteen Year Housing Requirement Assessments** - Sets out an assessment of the Borough's 5, 10 and 15 year housing requirements
- **Conclusions** - Presents the conclusions arising from the study including any policy implications and next steps
- **Accessing the Supporting Technical Information** - Explains how to view the completed individual site assessments and the SHLAA's maps
- **Appendices** - Home to supplementary and supporting information of relevance.

## Assessment Context

**1.5** National guidance for residential development is contained within Planning Policy Statement 3 'Housing' (PPS3), which became effective on the 1<sup>st</sup> April 2007. This makes clear the government's objectives for housing and the role Local Planning Authorities should play. In particular it sets out a framework to improve the affordability and supply of housing in all communities by ensuring that the availability of land is not a constraint to the delivery of new homes.

**1.6** PPS3 continues to promote the 'plan, monitor and manage approach' with regard to future housing provision. A fundamental element of this approach is that housing requirements and the availability of land for housing should be kept under regular and systematic review.

**1.7** PPS3 requires that Development Plan Documents (DPD) and the policies they contain must be informed by a robust evidence base of which the *Strategic Housing Market Assessment* (SHMA) and *Strategic Housing Land Availability Assessments* (SHLAA) are a critical part.

**1.8** A Strategic Housing Market Assessment clarifies housing need and demand. Such a study was commissioned by Warrington Borough Council and completed in November 2007. Owing to the impact of prevailing economic conditions on the wider housing market, the study was updated in May 2009 to ensure that it remains relevant. Further information on both the original and updated SHMA is available from the Council's website or directly via the following URL: [http://www.warrington.gov.uk/Environmentandplanning/Planning/Strategic\\_Housing\\_Market\\_Assessment.aspx](http://www.warrington.gov.uk/Environmentandplanning/Planning/Strategic_Housing_Market_Assessment.aspx).

**1.9** Strategic Housing Land Availability Assessments act as the mechanism to identify and monitor current and future land availability. Specific guidance on the preparation of a SHLAA is contained in the Communities & Local Government publication "Strategic Housing Land Availability Assessments: Practical Guidance" (July 2007).

**1.10** Previously Warrington Borough Council has reviewed the housing land supply within the borough on an annual basis, the findings of which were reported within the Housing Land Report (HLR). The HLR detailed the number of housing completions achieved to date and reported the construction status of those sites with a valid planning consent. This information was subsequently used to assess the availability of housing land in relation to the Development Plan requirement.

**1.11** In addition to the HLR the Council also previously undertook what was known as an Urban Potential Study (UPS). This study took account of sites within urban settlements that did not benefit from planning consents or allocations but were nevertheless considered suitable to accommodate housing.

**1.12** In effect, the SHLAA has amalgamated, expanded and replaced the Housing Land Report and its companion document the Urban Potential Study. In doing so the SHLAA now represents the primary evidence base and monitoring report for all aspects of the Borough's housing land supply.

## Purpose of the Assessment

**1.13** PPS3 requires Local Planning Authorities to identify and maintain on a rolling programme a minimum five year supply of deliverable land<sup>(1)</sup> for housing and to identify sufficient developable land<sup>(2)</sup> for housing for at least a further 5 and preferably 10 years from the date of adoption of DPDs. The recognised way of demonstrating that these requirements can be met is a SHLAA.

**1.14** The purpose of the SHLAA is to therefore understand the level of housing potential within the Borough and to identify sites which are considered to be suitable for housing and likely to be developed. Its primary role is to:

- Identify sites with potential for housing,
- Assess their suitability for housing,
- Identify any constraints to development, and
- Conclude whether suitable sites are deliverable and available for allocation if needed.

**1.15** The SHLAA informs on the “deliverable” and “developable” aspects of specific sites by providing an information and evidence base. It must be noted that the SHLAA does not allocate sites, that role is filled by DPDs. Its purpose is instead to collect and collate information that provides a snapshot of each site’s development potential.

**1.16** In line with wider Government guidance, Warrington's SHLAA will assess the potential of sites for all types of housing including Gypsy and Traveller and Travelling Showpeople accommodation. Similar to the aforementioned approach applicable to conventional housing, the object of the study is to identify a range of potentially suitable sites to meet the Borough's identified needs. The site options identified will then be taken forward through the Local Development Framework (LDF) process.

**1.17** To be of value to the planning process and housing delivery, the Council is committed to ensuring that the SHLAA is a comprehensive evaluation which is reviewed on an annual basis. Details of future monitoring arrangements are set out in Section 5 of this report.

**It must be stressed that the SHLAA is an information gathering exercise - it simply forms part of the evidence base for the Development Plan. The inclusion of sites within this study does not imply that they will be allocated or receive planning consent for any form of development.**

## Assessment Outputs

**1.18** In order for a SHLAA to be considered 'sound', the Practice Guidance identifies a minimum number of core outputs that should emerge from the assessment process. Whilst the Practice Guidance does not require any specific outputs in relation to the assessment of sites for Gypsies and Travellers or Travelling Showpeople, the Council have amended those given so that they equally relate to the assessment of sites for these communities. The core outputs of Warrington's SHLAA are therefore as follows:

- A list of sites cross referenced to a map base, defined either as specific sites or broad locations
- An assessment of the deliverability / developability of each site. This provides clarity on whether a site is suitable for such development and if it is likely to be developed.
- The potential quantity of accommodation that could be delivered in each location or site
- The identification of any constraints along with some indication of how and when these could be resolved and the approach to overcoming specific barriers. This will include infrastructure constraints where known.

1 **deliverable land** a site which is available now, offers a suitable location for housing development and there is a reasonable prospect that housing will be delivered on the site within five years from the adoption of the plan

2 **developable land** a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for housing and could be developed at a specific point in time

## Gypsy and Traveller and Travelling Showpeople Context

**1.19** Section 225 of the Housing Act 2004 requires local authorities to consider Gypsy and Traveller and Travelling Showpeople sites as part of their accommodation assessments and to prepare strategies to meet these needs. The Council therefore has a legal obligation to plan for the accommodation needs of the Gypsy and Traveller and Travelling Showpeople communities.

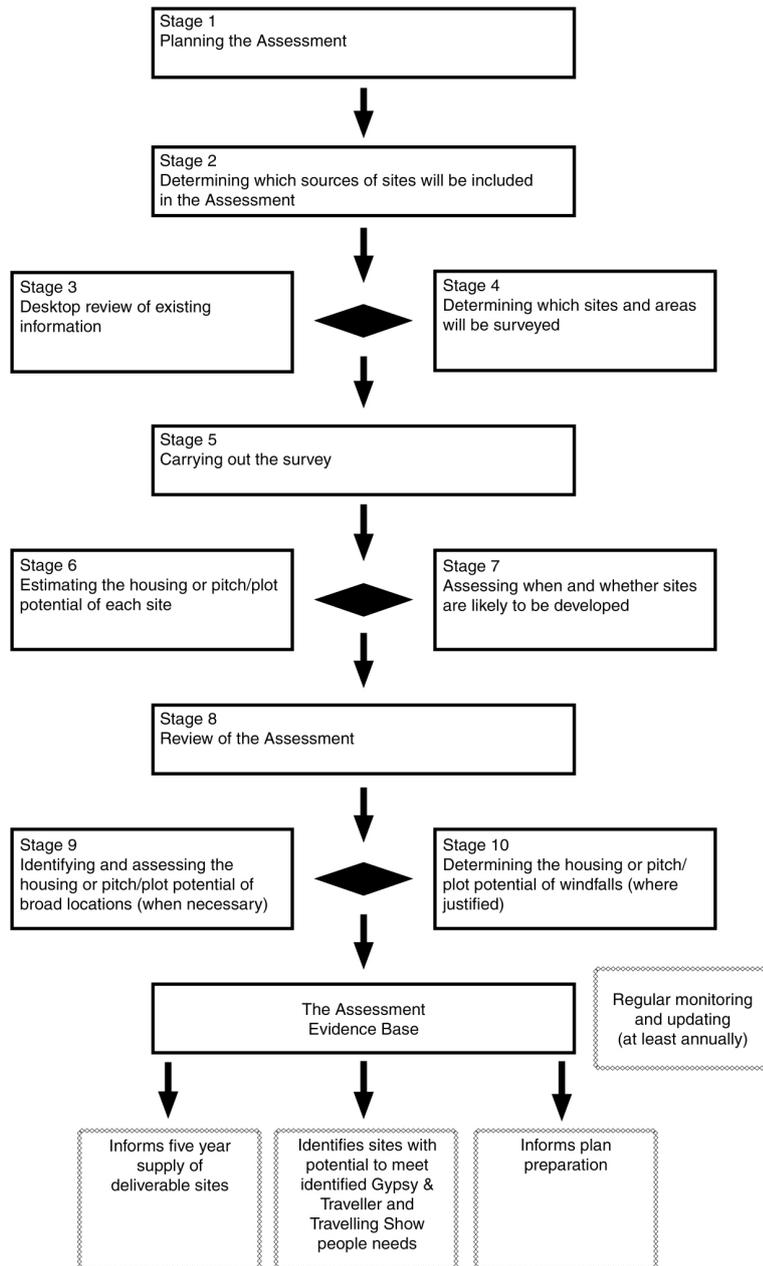
**1.20** Through recognition that members of the Gypsy and Traveller and Travelling Showpeople communities should have the same rights and responsibilities as every other citizen, which in the context of planning for housing includes ensuring that everyone has the opportunity of living in decent accommodation, the Council's SHLAA Scoping Report made clear that the identification of sites for Gypsies and Travellers and Travelling Showpeople would be an integral part of the SHLAA process.

**1.21** Whilst the Council remains committed to this notion the assessment of sites for Gypsies and Travellers and Travelling Showpeople is yet to be complete. In addition to enabling further consultation with the Gypsy and Traveller and Travelling Showpeople communities, the delay in this element of the SHLAA owes primarily to a decision to extend the time in which to identify and assess potential sites.

**1.22** Whilst it was hoped that the findings from the Gypsy and Traveller and Travelling Showpeople element of the SHLAA would be released for public consultation in October 2009, this is now unlikely until early 2010. The Council therefore intend to re-align both elements of the SHLAA in next years (2010) Report.

## 2 Assessment Methodology

2.1 To achieve the required core outputs the Practice Guidance advocates the employment of a methodology which follows a ten stage process which is illustrated below at figure 2.1. Figure 2.1 is based on that included within the Practice Guidance but has been amended by the Council to make clear how the SHLAA process relates to all forms of accommodation including that for Gypsies and Travellers and Travelling Showpeople. Practice Guidance makes clear that following the prescribed methodology will ensure that the SHLAA is not subject to challenge in terms of process.



Picture 2.1 The SHLAA Process

## Detailed Methodology

**2.2** Whilst the SHLAA methodology is predetermined by the Practice Guidance, the Council have previously consulted on and agreed the finer details of each of the individual stages to ensure that local circumstances are reflected.

### Stage 1 - Planning the Assessment

**2.3** This section clarifies the key management issues that were addressed at the outset of the SHLAA.

### Geographic Coverage

**2.4** Practice Guidance advises that the study area of a SHLAA should be set at the sub-regional housing market area (HMA). These are defined in PPS3 as geographical areas identified by household demand and preferences for housing which reflect linkages where people live and work. The Northwest's Regional Spatial Strategy (RSS) groups the Boroughs of Warrington, Halton and St. Helens within the same housing market area under the banner of 'Mid Mersey'. The three authorities now also collectively constitute the Mid Mersey Growth Point<sup>(3)</sup> which has undoubtedly increased the importance of a sub-regional focus in relation to the availability of land.

**2.5** Prior to commencing the SHLAA officers from Warrington, Halton and St. Helens met to discuss how best to proceed in preparing such an assessment. Whilst it was agreed, primarily owing to differences in the quality of existing information, that each authority would produce an independent SHLAA, they resolved to observe key principles and a common methodology. Whilst it was accepted that variations would occur in the time-scales and detail to which each authority would work, each made a commitment to ensure close liaison on evolving work programmes to ensure continuity.

**2.6** Each authority has also committed to ensuring that the results of their individual assessment are capable of aggregation to the sub-regional level.

All three authorities are now in possession of a completed SHLAA. Further information on Halton's study can be accessed via the following URL:

<http://www2.halton.gov.uk/content/environment/planning/forwardplanning/ldf/ldfevidencebase/shlaa/?a=514>.

Further information on St. Helens' study can be accessed from the following URL:

[http://localdevelopment.sthelens.gov.uk/SITEMAN/publications/31/StHelens\\_SHLAA\\_Nov2009.pdf](http://localdevelopment.sthelens.gov.uk/SITEMAN/publications/31/StHelens_SHLAA_Nov2009.pdf)

## Partnership Approach

**2.7** From the outset each of the Mid-Mersey authorities have been committed to ensuring that their SHLAAs have developed in partnership with the development industry and stakeholders of relevance. There is a genuine belief, which in Warrington's case stems from experience gained through producing the SHMA, that their involvement leads to a more informed and hence robust end study.

**2.8** Through recognition that developer activity is rarely confined to administrative boundaries, Warrington, Halton and St. Helens, despite opting to produce independent SHLAAs, were in agreement that it was logical to establish a singular, formal stakeholder group on a Mid Mersey geographical basis. In addition to representing a more logical and efficient use of stakeholders time, it was considered that this approach would also help to ensure a degree of consistency exists between the assumptions underpinning each respective authority's SHLAA.

**2.9** An invitation for interested parties who wished to participate in the SHLAA process was issued alongside a 'call for sites' exercise at the outset of the SHLAA. As part of this invitation stakeholders were given a choice as to whether they wished to participate as an 'active' group member, who would regularly attend meetings / workshops, or a 'wider' group member who instead would simply be

3 <http://www.halton.gov.uk/midmerseygrowth/index.html>

kept informed of the the SHLAAs progress and opportunities to participate at key stages. This two pronged approach to stakeholder involvement has and continues to work well having now been in operation for approximately 18 months.

**2.10** To date 'active' group meetings have occurred on an approximately quarterly basis and have been specifically scheduled to coincide with key stages of the project. More recently, and serving to demonstrate their commitment to fully engage in assisting housing delivery within the sub-region, the active stakeholder group has agreed to take on an advisory role in relation to the implementation of the Mid Mersey Growth Point.

**2.11** Membership of the overarching group includes house builders, landowners, Registered Social Landlords (RSLs), the Homes and Communities Agency (HCA) and estate agents and clearly mirrors that of a Housing Market Partnership which is the approach advocated by Government.

**2.12** To date the wider public have also been given the opportunity to contribute to the assessment predominately through use of the Council's online consultation portal.

## Decision Making Process

**2.13** A project team of officers headed by planners but drawing on the expertise and knowledge of the Council's Development Team, which brings together officers from specialist fields from across the Council such as highway engineers, surveyors and contaminated land experts, has been responsible for the day to day work involved in progressing the SHLAA.

**2.14** The stakeholder group has and continues to inform the SHLAA process and its underlying assumptions, effectively acting as a checking mechanism at key stages. Both 'active' and 'wider' stakeholders have so far made an invaluable contribution to the SHLAA and most recently, at the draft report stage, played a key role in helping to determine whether individual sites had been fairly and consistently assessed.

**2.15** In the event of differing opinions or conclusions on any individual site, it has been previously agreed with stakeholders that the final decision will rest with the project team within the Council. Ultimately any disagreement would be resolved via the development control planning process and the SHLAA would simply record any differences.

## Stages 2 and 3 - Identification of sites for inclusion within the Assessment

**2.16** Stages 2 and 3 of the assessment process are concerned with identifying and recording specific sites, buildings and locations that may have future potential for housing and / or Gypsy and Traveller or Travelling Showpeople accommodation. The SHLAA is intended to be a broad based study and has therefore considered potential sites and locations from a variety of sources. The Council did not impose a site size threshold.

**2.17** Warrington commenced the SHLAA with a formal 'call for sites' exercise. In simple terms this equated to an invitation for interested parties to put forward sites or locations that they consider to be capable of future use for residential development. This represented the first stage of what was a wider land search throughout the borough to gather information on potential development locations.

**2.18** In addition to direct nominations, the obvious starting point for the SHLAA was to assess those sites already in the planning process including:

- Planning permissions for residential developments that are under construction
- Unimplemented planning permissions for residential development
- Those sites currently subject to, or with a known history of, pre-application discussions for residential development
- Land allocated for employment or other land uses which are no longer required for those uses
- Gypsy and Traveller and Travelling Showpeople sites with a temporary consent.

**2.19** The below sources were also used to identify further sites for inclusion within and assessment through the SHLAA process:

- Sites that have previously benefited from a planning permission but which has since expired
- Sites previously identified in urban capacity studies
- Known vacant and derelict land including those sites on the National Land Use Database
- Surplus public sector land (Council and HCA)
- Vacant buildings suitable for conversion
- Land in non residential use which may have redevelopment potential
- Under used garage blocks in residential areas
- Large scale redevelopment opportunities arising from the Council's Regeneration Framework associated masterplans
- Sites identified from visual surveys / site visits and local knowledge

**2.20** Each site identified has been individually mapped and assigned a unique reference number as part of the recording process.

## Stage 4 - Determining the Survey Areas

**2.21** Stage 4 of the assessment is concerned with identifying which sites or areas will be subject to survey and hence individual assessment. Stage 4 therefore has the potential to refine the list of sites to emerge from stages 2 and 3 via discounting those sites located out with the defined survey area.

**2.22** Whilst in Warrington all of the Borough was initially within the remit of the survey in relation to the identification of sites, it was subsequently agreed with stakeholders that the focus of the SHLAA should be on

- Sites within the settlement boundary of Warrington town
- Sites within inset or greenbelt village boundaries as defined through Warrington's Unitary Development Plan
- Sites within the Green Belt which propose the conversion of existing buildings.

**2.23** The rationale for this approach is the RSS for the North West which seeks to direct growth to existing centres which supports the regeneration and redevelopment of previously developed land in existing towns and villages. The RSS also seeks to maintain the Green Belt and specifically in Warrington to safeguard it until 2021.

**2.24** Determining the survey areas will be the starting point for any future update or review of the SHLAA e.g. Should the assessment fail to identify a sufficient supply of deliverable sites based on the above approach, any review would need to firstly consider whether the survey areas should be redefined.

**The consequence of the above approach is that those sites which are located within the Green Belt and are not based on the principle of converting an existing building(s) have not been assessed at this time. Instead these sites have simply been recorded and will remain within the SHLAA until such time as an insufficient supply of developable sites prompts a review of stage 4 of the assessment.**

## Stage 5 - Carrying out the Surveys / Assessments

**2.25** In reaching conclusions on the deliverability / developability of sites, decisions were based on the available information for that site. To ensure that all sites were assessed on a consistent basis, a proforma, the content of which was previously agreed with stakeholders, was employed to guide the collection of data.

**2.26** The proforma, which is available to download alongside this report, was constructed around the key stages of assessment identified by the Practice Guidance (7a,7b,7c and 7d). Specific details on each of these stages is provided in subsequent sections of this report.

**2.27** In order to ensure informed and transparent decision making, as many as possible of the information fields on the proforma had to be populated. A two pronged approach whereby a desktop based research exercise was followed by a practical on the ground survey was employed to achieve this. Data collection occurred in April and May 2009 and was undertaken by development control planning officers who, owing to the nature of their work, are the best placed people within the Council to comment on whether a site is suitable and capable of development.

**2.28** To help ensure data was collected in a consistent manner, all staff involved in the collection exercise attended a briefing session on the 6th April 2009 . A series of guidance notes were also produced and distributed with the proformas.

**2.29** To help maximise the 'added value' that development control officers brought to this stage of the assessment, sites were allocated to officers on a geographical ward basis which where possible sought to pair those wards that individual officers knew best. The advantage of allocating sites in this manner was that many officers already had an extensive knowledge of specific sites having in the past often dealt with pre-application proposals for them.

## Stage 6 - Estimating the Housing Potential of Each Site

**2.30** Stage 6 is concerned with estimating the housing potential of each of the identified sites. Stakeholders agreed that in most instances a simple density per hectare calculation should be applied with the lower and upper limits generally 30 and 50 dwellings per hectare. It was agreed there should be some flexibility in estimating housing potential and that densities should generally be guided by the characteristics of the area and the sites market potential.

**2.31** Whilst some of the sites within the SHLAA benefit from, or have previously benefited from, a planning approval, or have been subject to pre-application discussions, previously identified gross capacities have only be used to guide housing potential as opposed to being rigidly relied on. This approach was felt necessary by the active stakeholders who commented that there may be a large number of sites with planning consents the implementation of which is no longer attractive or operationally viable within the next five years given the economic downturn e.g. developments proposing high density apartment schemes.

**2.32** When assessing the housing potential of each site a cautious approach has generally been observed which is in keeping with both the Practice Guidance and the expectations of stakeholders.

**2.33** To ensure a transparent approach when estimating the housing potential of each site, individual assessments include commentary to make clear the rationale behind the assigned capacity and in some instances to make clear why this differs to a capacity associated with a planning approval.

## Stage 7 - Assessing When and Whether Sites are Likely to be Developed

**2.34** Deciding whether a site can be considered 'deliverable', 'developable' or not currently developable for housing, requires an assessment based on:-

- A sites suitability for housing (Stage 7A)
- A sites availability for housing (Stage 7B )
- The achievability of housing development (Stage 7C) and
- Whether any known constraints can be overcome (Stage 7D)

**2.35** The proforma used to assess sites included a number of questions grouped around each of the above elements. The purpose of each set of questions was to gather sufficient information to enable informed decisions to be reached.

## Stage 7a - Assessing Suitability for Housing

**2.36** To satisfy this criterion Practice Guidance advises that sites should be in a suitable location for development and contribute to the creation of sustainable, mixed communities.

**2.37** In assessing the suitability of a site a number of criteria were considered including:

- Is the site subject to any development plan designations and if so can these be mitigated?
- Is development likely to be precluded by land contamination or poor ground conditions?
- Is development likely to be precluded by flood risk or by increasing the risk of flooding elsewhere?
- Can the site be safely and conveniently accessed?
- Do surrounding land uses preclude residential development?
- Is the site within a hazardous installation or statutory consultation zone?
- Can the site be developed without a detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for potential occupiers?
- Can the site be considered accessible?

**2.38** At the outset it was assumed that all sites were suitable unless, having considered the above criteria, there was sufficient evidence / information to suggest otherwise.

**2.39** It should be noted that policy restrictions and physical / environmental conditions were not necessarily deemed to render a site or location unsuitable. On many occasions these factors were instead recorded as constraints which if capable of being overcome would not preclude a site being developed e.g. a site designated as open space may be suitable in all other terms and be capable of being developed providing an alternative site was provided to off-set the loss of open space provision.

**2.40** Whilst it was agreed with stakeholders that the suitability of sites already benefiting from planning permission had been confirmed through the development control process, their suitability was still considered to ensure a consistent approach was employed across the entirety of the SHLAA. In such examples the focus of the suitability assessment was instead on whether any circumstances had changed, since the granting of planning approval, which may now lead to the site being considered as an unsuitable location for residential development.

**2.41** Where sites have been deemed to be unsuitable a clear explanation has been offered as to why.

## Suitability Assumptions

**2.42** When assessing suitability a number of assumptions have had to be made for some of the criteria employed, these include:

- **Allocated or committed employment land** - Where sites evidently have potential for both housing and employment purposes they will appear in both the SHLAA and employment land report / review. In such instances it will be for the plan making process, not the respective evidence base studies, to determine which land use will best meet the Borough's sustainability and wider objectives. Where a site within the SHLAA is located within a designated employment area, the site has been recorded as being constrained i.e. by virtue of the designation there is a presumption against non-employment related uses at the current time at least whilst the designation remains. Where a site currently has an extant consent for employment development but is not within a designated employment area, the key issue is whether the site can be considered available for housing i.e. how likely is the employment related approval to be implemented? Further information on the Council's employment land report and review are available from the following URL [http://www.warrington.gov.uk/Environmentandplanning/Planning/ldf\\_evidence/Employment\\_Local\\_Evidence.aspx](http://www.warrington.gov.uk/Environmentandplanning/Planning/ldf_evidence/Employment_Local_Evidence.aspx)
- **Contaminated land** - There are numerous examples within the Borough of where the challenge posed by land contamination has been successfully overcome in order to facilitate residential development. In contrast there are very few sites where contamination has been the sole factor that has prevented residential development. In most cases the key issue is not whether a site can be adequately remediated but instead whether it can be done so viably. It has therefore been assumed, unless information was available to suggest otherwise, that the presence of contamination should not constitute a valid reason to render a site unsuitable.

- **Flood Risk** - In January 2008 the Council completed a phase 1 Strategic Flood Risk Assessment and this has been used, alongside the Environment Agency's (EA) national flood zone mapping, to inform the suitability element of the SHLAA. Whilst large parts of Central Warrington are within EA defined flood zones 2 and 3, the presence of the Manchester Ship Canal in Warrington helps to reduce the risk of flooding. The EA accept that the extent of flood risk within Central Warrington significantly reduces when the the Manchester Ship Canal is taken into account, but no allowance is currently made for this in the EA Flood Zone model because the canal constitutes a man-made defence. The SFRA includes revised modelling which includes an allowance for the canal and it is therefore considered to provide a useful indication as to whether flood risk concerns may be overcome in certain locations owing to its presence. Whilst the only definite test to ascertain whether flood risk may preclude site development is detailed consultation with the EA, the following assumptions have been employed for the SHLAA
  - EA FZ 1 - development not constrained
  - EA FZ2 or FZ3 but SFRA FZ 1 - development not constrained
  - EA FZ2 or FZ3 - SFRA FZ2 - development not constrained
  - EA FZ3 and SFRA FZ3 - development potentially constrained by flood risk.
  - SFRA FZ3 - EA FZ1 or FZ2 - development potentially constrained by flood risk

In most instances, where flood risk is considered to potentially constrain development, it has been recorded exactly as that i.e. a constraint as opposed to necessarily rendering a site unsuitable. This approach is felt necessary because sites may be capable of overcoming both the sequential and exceptions test required by PPS25.

The Environment Agency have recently (November 2009) revised their Flood Zone maps to take into account modelling which includes the Manchester Ship Canal as well as updated modelling elsewhere in the borough. These revised Flood Zones are more in keeping with those identified in the Council's SFRA and hence assumptions employed in the 2009 SHLAA. The 2010 SHLAA will employ the revised EA Flood Zones and through doing so provide simplified and definitive flood risk conclusions.

- **Accessibility** - The Council have employed Local Development Framework Core Output Indicator 3b to assess accessibility. This is a nationally advocated and accepted measure of the sustainability of new residential development based on public transport access to a GP, Primary School, Secondary School, area of employment and major retail centre<sup>(4)</sup>. The accessibility assessment measures whether a site is within 30 minutes public transport time of the specified services. It has been employed to help prevent residential development in car dependent locations. Where sites are within existing settlement boundaries, as defined by Warrington's current Development Plan, it has been assumed that they are within the specified travel times of the listed services. Where sites lie out with defined settlement boundaries their accessibility has been assessed through reference to maps produced by an Accession Transport Model<sup>(5)</sup>.

4 Defined as the town and district centres identified within Warrington's Development Plan Policy TCD1

5 Accession is a widely recognised and accepted software package for planning for accessibility

## Stage 7b - Assessing whether a site is Available for Housing

**2.43** To be considered 'available' for development the Practice Guidance identifies that a site should be free of legal or ownership problems. In essence this means there is a willing landowner or developer in control of the site.

**2.44** The decision on whether a site was considered available was reached via considering the following:

- Whether there was an extant planning consent and if so whether this had been implemented
- Whether the site was in active use
- Whether the site could be developed now
- Whether the site was free of ownership and tenancy issues

**2.45** Those sites where an extant consent for residential development has been implemented are considered to be evidently available. Those sites where an extant consent for an alternative land use has been implemented are evidently no longer available.

**2.46** If a site has been directly nominated by the land owner or developer in control of the site then it has been assumed, in the absence of anything to suggest otherwise, that the site is available. This assumption is regardless of whether the site is in active use or not unless there was a known tenancy issue. If a site that was not being directly promoted by a land owner or controlling developer was in active use then it has been assumed that the site could not be considered available at this time.

**2.47** Whether the site could be developed now or not relates to whether the site has been cleared and is free from the need for any further demolition. The Council have taken a lenient approach to this element of the availability assessment using it to inform as opposed to directly dictate a decision on availability. This is through recognition that whilst some sites still require clearance and demolition, this particular stage of the development process can be completed relatively quickly.

**2.48** All sites were considered to be free from ownership or tenancy issues unless there was evidence / information to suggest the contrary. In some instances development control officers, based on first hand knowledge of the sites, were able to pinpoint ownership problems as the sole reason pre-application proposals have not been advanced to actual proposals on some sites.

**2.49** Where it was concluded that sites could not be considered available at this time, consideration was given to the likelihood of the site becoming available in the future. It is recognised however that to be considered 'deliverable' the site must be available at the time of the assessment.

**2.50** Where sites have been deemed to be 'not available', a clear explanation has been offered as to why.

## Stage 7c - Assessing the Achievability of Housing Development

**2.51** Practice Guidance advises that a site can be considered achievable where there is a reasonable prospect that housing will be developed on the site at a particular point in time. It identifies that achievability is essentially a judgement about the economic viability of a site, and the capacity of a developer to complete and sell the housing over a certain period. Market, cost and delivery factors are all important considerations when assessing whether a site can be considered achievable.

**2.52** The Council previously identified that this element of the SHLAA would be informed by the findings of the Council's Strategic Housing Market Assessment (SHMA). In simple terms the SHMA gathers local research and published data to quantify housing need, demand and provide an understanding of how the local housing market works. The Council's SHMA was initially commissioned in 2007 but was recently updated and the revised findings published in May 2009. The SHMA has identified that there is significant demand for additional homes within the borough, both market and affordable. Further information on, and access to the SHMA reports and supporting documentation, is available from [http://www.warrington.gov.uk/Environmentandplanning/Planning/ldf\\_evidence/Strategic\\_Housing\\_Market\\_Assessment.aspx](http://www.warrington.gov.uk/Environmentandplanning/Planning/ldf_evidence/Strategic_Housing_Market_Assessment.aspx)

**2.53** As part of the SHMA, three sub markets within the Borough were identified. Analysis of these sub markets then sought to determine the extent to which there is considered to be a housing imbalance in each alongside defining the type and tenure of accommodation required to help balance overall provision. It is this element of the SHMA which is of particular interest to the SHLAA as it gives an indication as to the types and tenures of homes for which there is strong latent demand.

**2.54** In addition to the SHMA, the following factors have also been considered to help aid a decision on achievability:

- Whether there is active developer interest in the site?
- Whether there is known demand for the form of provision approved / proposed?
- Whether similar sites have been successfully developed in the preceding years?
- Whether there any known abnormal development costs?

**2.55** Although Warrington has had a consistently strong housing market in recent years, with net housing completions at 1565 in 2007/08, it is accepted that the context for housing delivery has changed. There is agreement between the Council and stakeholders that the economic downturn has and will continue to impact upon the viability and ultimately the achievability of housing in Warrington at least in the short term. There has been no suggestion however that developments within the Borough are now automatically unachievable. Monitoring has shown that sites continue to yield completions and that developers continue to commence sites for which they have obtained planning approval.

**2.56** The Council, and wider Government, continues to assist developers where possible to help ensure delivery remains viable and practical in the short term. Having recently been approached by developers seeking to renegotiate S106 agreements, the Council has for example, where possible, endeavoured to operate a "reasonable" approach that supports developers during uncertain times. The flexibility offered by the Council has allowed the negotiation of payments and has offered a number of options for developers, including deferred payment and instalments that help ensure their developments remain achievable in the short and long term. The Government, primarily through the Homes and Communities Agency, continue to make funding available to assist developers and several schemes within the Borough have recently secured 'kick-start' funding through one such initiative.

**2.57** It is the Council's opinion that achievability should take a long term-view. This is in keeping with emerging Government advice that viability assessments and related work should ignore extremes within the market. Whilst high density apartment schemes for example can validly be considered unachievable at present, they may be achievable in the longer term particularly where there is clear evidence of underlying demand. In such a scenario, if there is an absence of any willingness by the landowner to replan development proposals, the critical issue for the assessment is not whether the site is achievable at present but when within the future, if at all, it will become achievable.

**2.58** In reaching conclusions on the achievability of sites, the Council consider that historical trend information and development experiences are important. Prior to the development boom which has characterised housing development in recent years for example, there were several development sites

within the Borough which were widely perceived as unattractive / unviable and hence unlikely to be developed. The potential of many of these sites has however been realised and the ability of the development industry to adapt and deliver in the longer term can not therefore be overlooked.

### Stage 7d - Overcoming Constraints

**2.59** As the SHLAA has evolved, constraints - general and site specific - have emerged. Considering the action needed to overcome such constraints and when or whether this is likely to occur has been an integral part of the assessment process.

**2.60** Practice Guidance advises that where it is unknown when a site could be developed, then it should be regarded as not currently developable. Where constraints are considered to be severe, and there are insufficient assurances to demonstrate if or when they can be overcome, the site has simply been recorded as 'constrained'.

**2.61** Where sites have been categorised as 'constrained', the specific constraint(s) and the action needed to overcome these has been documented. Progress against overcoming constraints will be monitored annually and reported in future assessment updates.

**It should be noted that the onus is on the landowner / developer to demonstrate that any documented site specific constraints can be overcome.**

## Stage 8 - Review of the Assessment

**2.62** The review stage draws together conclusions from the assessment work to establish if sufficient sites have been identified to accommodate the borough's future housing land requirements. The need for and frequency of future reviews is therefore addressed in the Conclusions chapter of this report under 'Next Steps'.

## Implementation of the Methodology

**2.63** In applying the methodology to the assessment of individual sites, there are a number of possible conclusions that can be reached. All sites identified for inclusion within the SHLAA were subject to the same logical process and the conclusion reached for any given site is therefore directly dependent on how far through the assessment the site progressed. The nine possible outputs and the path through which each is reached is set out below in figure 2.1.

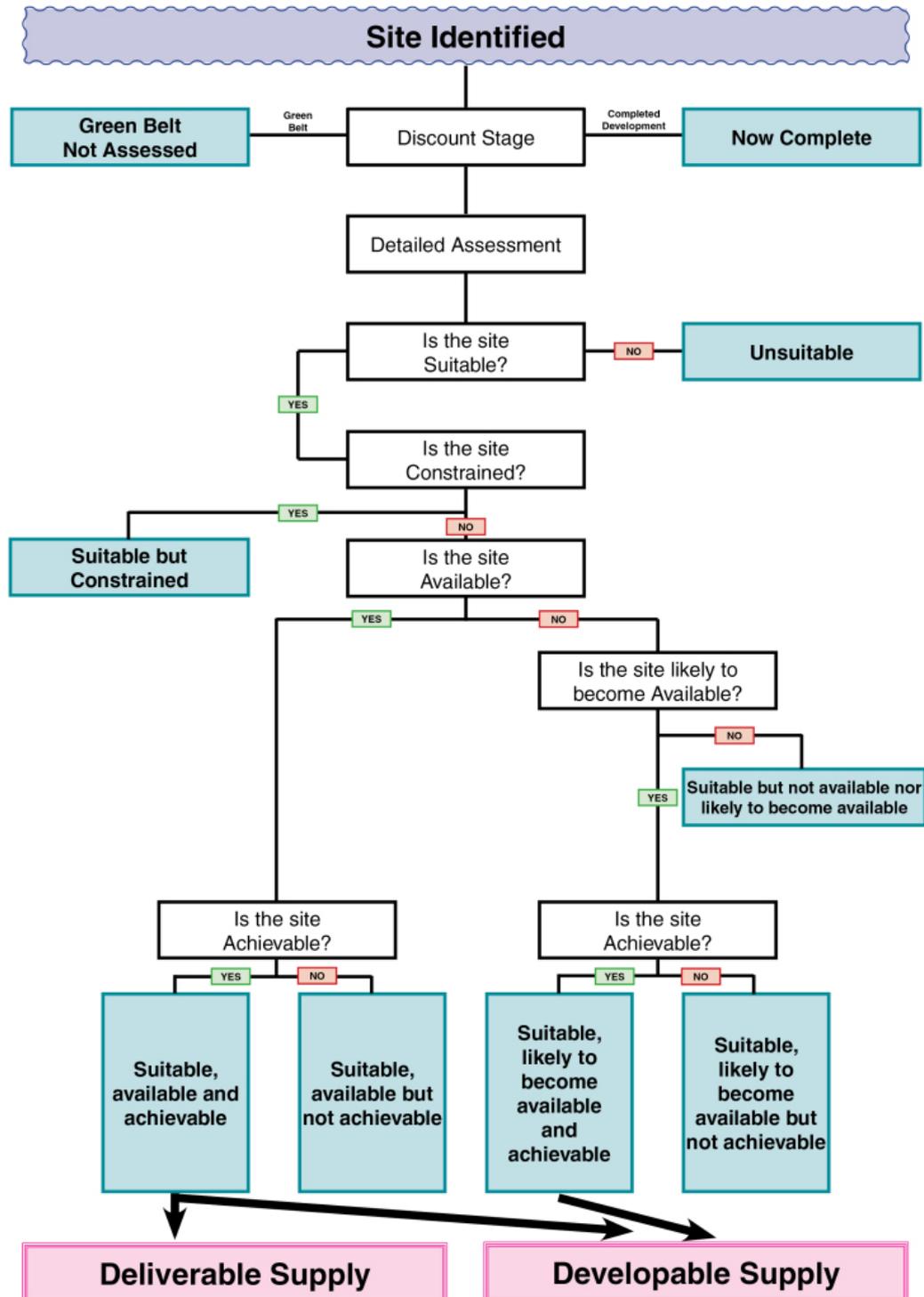


Figure 2.1 Potential Conclusions for Individual Sites

## Forecasting Completions

**2.64** If a site has been considered to be '**Suitable, Available and Achievable**' or '**Suitable, Likely to become Available and Achievable**' then it is necessary to assess when the potential of that site will be realised.

**2.65** To help ensure realism in the SHLAA findings, efforts were made in April-May 2009 to contact all landowners within the Borough who had a part implemented or un-implemented planning approval. The purpose of this exercise, which was similarly employed in Halton and St. Helens, was to identify whether and when extant consents were to be implemented. This involved landowners / developers disclosing phasing information which they were informed would then be used for the SHLAA. In helping to identify developer aspirations this process has ensured that assumptions made on the deliverability of sites have been reality checked by those best placed to do so. The intention is to repeat this exercise on an annual basis as an integral part of the SHLAA review.

**2.66** In the absence of up to date robust information directly from landowners / developers, annual completion rates advocated by the active stakeholder group have been used. Recognition of the need for a cautious approach which accurately reflects the operational difficulties reportedly being experienced by developers lead to stakeholders revising previously agreed completion rates at an active stakeholder group meeting on the 6th April 2009. These revised rates which have been employed for this years SHLAA can be seen in Table 1.

**2.67** To ensure a fully transparent approach to this element of the assessment, commentary is provided alongside completion forecasts for all sites.

	Number of Annual Completions
Maximum completions in first year on site	15
Maximum completions in subsequent years	30
Maximum completions in subsequent years where more than one developer is on site	60

**Table 1 - Stakeholder Agreed Annual Completion Rates**



## 3 Assessment Findings

**3.1** This section of the report presents the findings from the 2009 SHLAA.

**3.2** Findings have been initially structured around the nine possible conclusions arising from the assessment process previously identified in figure 2.1.

**3.3** The section then presents completions information over the latest monitoring period (2008/09) before quantifying the Boroughs 'deliverable' and 'developable' housing land supply. A demonstration of a five year supply of ready to develop housing sites, as required by National Indicator 159, is also presented.

### Number and Nature of Sites Identified

**3.4** A total of 441 sites, covering approximately 1000 Hectares, were identified for, and subsequently included within the 2009 SHLAA. All 441 sites have been assigned a unique reference number, recorded and mapped.

**3.5** One hundred and thirty seven (31%) of the 441 sites identified were directly nominated for the assessment by a landowner / developer in control of the site.

**3.6** Of the 441 sites identified, 159 (36%) had a planning approval on the 1st April 2009. 315 (71%) of the 441 sites identified constituted previously developed land. 118 (27%) were on greenfield land and 8 (2%) were considered to be part previously developed / part greenfield.

### Discounted Sites

**3.7** Out of the 441 sites identified for inclusion within the SHLAA, 111 (25%) were not subject to a detailed assessment. Sites discounted at the outset were

- Those included within the Green Belt which were not based on the principle of converting an existing building(s)
- Those sites where an approved planning application for residential development has been fully delivered within the monitoring period.

### Discounted Green Belt Sites

**3.8** Stage 4 of the assessment methodology made clear that any site located within the Green Belt put forward for inclusion within the SHLAA would not be assessed at this time unless the potential was based on the principle of converting an existing building. A total of 61 sites, representing almost 14% of the total sites identified for inclusion within the 2009 SHLAA, were not assessed on this basis. These 61 sites have instead been simply recorded.

**3.9** A schedule of the 61 sites is included as appendix one. They are also clearly identified on both the Borough-wide and ward location plans. These sites will remain within future SHLAAs but will continue to be discounted until such time as circumstances warrant a review of the approach employed in stage 4 of the assessment methodology.

### Discounted Completed Developments

**3.10** Housing completions monitoring is now an integral part of the SHLAA process and the findings from the latest round of completions monitoring is presented later in this report. As monitoring reveals that sites have been 'built out' in full i.e have no remaining capacity, such sites will be removed from the SHLAA and hence will not require a detailed assessment. A total of 50 sites, representing some 11% of the total number of sites identified for inclusion within the 2009 SHLAA, were not assessed on the basis that they are now complete.

**3.11** A schedule of the 50 sites is included as appendix two. They are also clearly identified on both the Borough-wide and ward location plans. Where sites have been 'built out' within the latest monitoring period, such sites will be excluded from future review and archived as completed developments.

## Detailed Assessment Outputs

**3.12** Out of the 441 sites identified for inclusion within the 2009 SHLAA, 330 (75%) progressed to the detailed assessment stage of the process.

### Unsuitable

**3.13** The first stage of the detailed assessment was to determine whether a site offered a suitable location for residential development, further details of which are provided in Stage 7a of the methodology.

**3.14** Out of the 330 sites subject to this stage of the assessment, 305 (92%) were considered to be 'suitable' where as 25 (8%) were not.

**3.15** A schedule of those sites considered to be '**unsuitable**' is included as appendix three. Full commentary is included within the schedule to make clear the reasoning which supports the conclusions reached for individual sites. The sites are also clearly identified on both the Borough-wide and ward location plans.

**3.16** In most instances the decision to record a site as '**unsuitable**' was supported by the planning history for that site which often revealed a trend of planning refusals, including dismissed appeals, on grounds which there was considered little scope to overcome.

**3.17** The most common single reason leading to a site being deemed unsuitable was where planning applications for single dwellings had been refused on the grounds that they would have a detrimental impact on the amenity of adjacent occupiers. In the absence of any change in circumstances in relation to privacy / separation distances, and where opportunities appear limited to overcome the documented issues through redesigning proposals, such sites could be considered nothing other than '**unsuitable**'.

**3.18** Additional reasons leading to sites being deemed '**unsuitable**' include

- Where there was evidence to suggest that the loss of opportunities for off-street parking provision, and particularly lock up garages, would lead to an increase in on-street parking and in doing so jeopardise highway safety;
- Where it was considered redevelopment would result in the undesirable loss of amenity / open space and where it was considered that the harm resulting from any loss could not be offset; and
- Where it was considered that the conversion of an existing building in the Green Belt could not be achieved without major or complete reconstruction.

## Suitable but Constrained

**3.19** Out of the 305 sites considered 'suitable', 87 of these (29%), none of which currently benefit from a planning approval, were considered to be constrained.

**3.20** For each of the sites considered to be constrained, the nature of constraints affecting the site and the work necessary to alleviate the documented concerns has been identified. This commentary can be viewed alongside further information in the schedule included as appendix four. '**Suitable but constrained**' sites are also clearly identified on both the Borough-wide and ward location plans.

**3.21** Out of the 87 sites considered '**suitable but constrained**', 7 have been discounted on the basis that the constraints are incapable of being overcome or where available information indicates that efforts to do so within the plan period are unlikely i.e. where there is evidence that the nature of the constraints have led to an alternative land use being pursued. These sites are identified within the schedule included as appendix five.

**3.22** For the remaining 80 sites, for which it was considered there was a realistic prospect that constraints may be capable of being overcome, the housing potential of each was estimated. Summary information resulting from this exercise can be seen in Table 2. This identifies that the total constrained net supply within the Borough is estimated to be 5256 dwellings.

	Number of Sites	Area (Ha)	Gross Capacity	Net Capacity
Previously developed land (PDL)	50	92.96	3016	3013
Greenfield (GF)	27	98.41	2223	2223
Part PDL / Part GF	3	0.43	20	20
<b>Total</b>	<b>80</b>	<b>191.8</b>	<b>5259</b>	<b>5256</b>

Table 2 - Summary of Constrained Housing Potential

**3.23** Out of the total constrained net capacity, 3615 (69%) dwellings are accounted for by four large sites, further details of which are set out below.

- **SHLAA Ref No. 1506 (and 1649) 'Peel Hall'** - At 60.8Ha Peel Hall is the largest site to be assessed through the 2009 SHLAA. Located to the north of Warrington Town, directly adjacent to the south of the M62, a successful legal challenge previously quashed the inclusion of Peel Hall in the Green Belt. The area, which is greenfield, is neither allocated for development nor specifically protected from development. The future of this area is currently being addressed through the Core Strategy. Documented constraints include site access and concerns in relation to traffic generation owing to the scale of the development. Constrained capacity is estimated to be 1400 dwellings. Site likely to be brought forward in tandem with site 1649 (4.3Ha) which currently has a constrained capacity of 150 dwellings.
- **SHLAA Ref Nos. 1541, 1633 and 1715 'Arpley Meadows'** - Collectively known as Arpley Meadows these three parcels of land have a combined area of approximately 66Ha and are estimated to have a constrained capacity of 2065 dwellings. Suffering from access constraints compounded by the presence of railway lines, the area is the Council's last remaining regeneration opportunity area identified in the Unitary Development Plan. Efforts to overcome constraints are ongoing and spearheaded by the Council's Regeneration Framework. A number of masterplans were recently produced for this area and the findings of these have been used to influence the conclusions reached and capacity assigned to these sites within the SHLAA. The Core Strategy intends to establish a strategic framework for this area which will support the delivery of the masterplans. Further information on the Council's Regeneration Framework and the masterplans produced for Arpley Meadows and the wider Waterfront Area is available from the Council's website via the following URL:  
[http://www.warrington.gov.uk/Environmentandplanning/Regeneration/Regeneration\\_Framework.aspx](http://www.warrington.gov.uk/Environmentandplanning/Regeneration/Regeneration_Framework.aspx)

### Suitable but not available nor likely to become available

**3.24** Two hundred and eighteen sites were considered to be suitable and unconstrained. These sites were then subject to an assessment of their availability, further details of which are provided at Stage 7b of the assessment methodology.

**3.25** Out of the 218 sites assessed at this stage only 160 (73%) were considered to be 'available'.

**3.26** As opposed to ceasing the assessment of the 58 sites which could not be considered available, a judgement as to whether they were likely to become available within the plan period was made. It was considered that 34 of the 58 sites that could not be described as available at this time were unlikely to become available in the future. The remaining 24 were however considered likely to become available. 34 sites have therefore been recorded as being '**Suitable but not available nor likely to become available**'. A schedule of these sites is included within this report as appendix six. Full commentary is included within the schedule to make clear the reasoning which supports the conclusions reached for individual sites. '**Suitable but not available nor likely to become available**' sites are also clearly identified on both the Borough-wide and ward location plans.

**3.27** The main reason leading to a site being recorded as '**suitable but not available nor likely to become available**' was that the building / site subject to the assessment was in active use with an absence of anything to suggest that a previous interest in developing the site for housing was or is likely to be resurrected. On several occasions it was evident that an alternative land use has been pursued, often delivered, which is arguably a consequence of the current approach of managing further releases of housing land within the Borough i.e. If planning permission for residential development is unlikely to be forthcoming then landowners will often pursue alternative uses which are not precluded by current Development Plan policies.

## Suitable, Available and Achievable

**3.28** One hundred and sixty sites were considered 'available' at the time of assessment and were therefore subject to an assessment of their achievability, further details of which are provided at stage 7c of the assessment methodology.

**3.29** Out of the 160 sites considered available, 109 were currently in possession of a planning approval where as 51 were not. Out of the 109 sites in possession of a planning approval, that approval had been implemented on 35 (32%) of sites.

**3.30** All 160 (100%) of the sites assessed for their achievability were considered to be achievable. No sites were therefore concluded as being '**suitable, available but not achievable**'. A schedule of those sites considered to be '**suitable, available and achievable**' is included as appendix seven. '**Suitable, available and achievable**' sites are also clearly identified on both the Borough-wide and ward location plans.

**3.31** Whilst there was clear evidence that the development of some sites were not achievable at the current time, there was nothing to suggest that development was never likely to be achievable in the future. Where this was the case an exploration of the future achievability of the site was made. To ensure a cautious approach, completions associated with those sites which were considered unachievable at present but likely to become achievable in the future were not projected to commence until 2019/20. Such sites are not therefore being relied upon to demonstrate a five year deliverable and subsequent five year developable supply of housing.

**3.32** The housing potential of each of the sites considered to be '**suitable, available and achievable**' was estimated and the completions delivered to date quantified. Summary information resulting from this exercise can be seen in Table 3.

	Number of Sites	Area (Ha)	Gross Capacity	Net Capacity	Capacity Realised to Date
Previously developed land (PDL)	138	194.93	6109	6081	1349
Greenfield (GF)	21	66.52	1648	1647	177
Part PDL / Part GF	1	0.06	6	5	0
<b>Total</b>	<b>160</b>	<b>261.51</b>	<b>7763</b>	<b>7733</b>	<b>1526</b>

Table 3 - Summary of 'Suitable, Available and Achievable' Housing Potential (all sites)

**3.33** A differentiation between those sites with and without planning permission has also been made and is provided in Tables 4 and 5.

	Number of Sites	Area (Ha)	Gross Capacity	Net Capacity	Capacity Realised to Date
Previously developed land (PDL)	101	163.17	4959	4936	1349
Greenfield (GF)	7	36.91	889	889	177
Part PDL / Part GF	1	0.06	6	5	0
<b>Total</b>	<b>109</b>	<b>200.14</b>	<b>5854</b>	<b>5830</b>	<b>1526</b>

Table 4 - Summary of 'Suitable Available and Achievable' Housing Potential (sites with planning approval)

	Number of Sites	Area (Ha)	Gross Capacity	Net Capacity	Capacity Realised to Date
Previously developed land (PDL)	37	31.76	1150	1145	0
Greenfield (GF)	14	29.61	759	758	0
Part PDL / Part GF	0	0	0	0	0
<b>Total</b>	<b>51</b>	<b>61.37</b>	<b>1909</b>	<b>1903</b>	<b>0</b>

**Table 5 - Summary of 'Suitable Available and Achievable' Housing Potential (sites without planning approval)**

## Suitable, Likely to Become Available and Achievable

**3.34** Out of the 218 sites assessed for their availability, 58 were not considered 'available'. As already identified however these 58 sites were then subject to a judgement as to whether they were likely to become available within the plan period and it was subsequently concluded that 24 sites were.

**3.35** Similarly to those sites deemed 'available' at this time, the 24 sites considered likely to become available were then subject to an assessment of their achievability. All 24 sites (100%) assessed at this stage were deemed to be achievable and hence no sites were concluded as being '**suitable, likely to become available but not achievable**'.

**3.36** A schedule of the 24 sites recorded as being '**suitable, likely to become available and achievable**' is included as appendix eight. '**Suitable, likely to become available and achievable**' sites are also clearly identified on both the Borough-wide and ward location plans.

**3.37** The housing potential of each of the sites considered to be '**suitable, likely to become available and achievable**' was estimated. Summary information resulting from this exercise can be seen in Table 6.

	Number of Sites	Area (Ha)	Gross Capacity	Net Capacity
Previously developed land (PDL)	18	3.36	159	157
Greenfield (GF)	6	5.98	126	126
<b>Total</b>	<b>24</b>	<b>8.99</b>	<b>285</b>	<b>283</b>

Table 6 - Summary of 'Suitable, likely to become Available and Achievable'

**3.38** The main reason leading to the conclusion that sites were likely to become available was where they currently represent obvious infill development opportunities in high demand market areas, the town centre and adjacent to or within regeneration opportunity areas. In many instances the sites could not originally be considered available at this time because, despite previous interest in developing the sites for housing, the landowners current and future intentions / aspirations remain unknown. Whilst the Council is managing the release of further land for housing in the Borough, many land owners will not actively pursue a planning application, particularly where their sites are greenfield and out with the older inner area of Warrington Town, until such time as these are likely to be viewed more favourably.

## Quantified 'Deliverable' Supply of Housing Land

**3.39** PPS3 defines deliverable land for housing as a site which is available now, offers a suitable location for housing development and for which there is a reasonable prospect that housing will be delivered on the site within 5 years.

**3.40** Out of the 441 sites identified for the SHLAA only those sites considered to be **'suitable, available and achievable'** are capable of contributing to the Borough's 'deliverable' supply of housing as only these fit with the definition offered i.e. suitable, available now and likely to deliver so are evidently achievable.

**3.41** Through identifying those sites likely to deliver dwelling completions within the next five years, the Borough's 'deliverable' supply of housing land, as at the 1st April 2009, has been quantified. Summary information resulting from this exercise can be seen in Table 7.

	Number of Sites	Area (Ha)	Forecast Completions					Total
			09/10	10/11	11/12	12/13	13/14	
PDL	87	146.76	283	539	581	515	401	2319
GF	6	7.70	22	35	0	0	0	57
Part PDL / Part GF	1	0.06	1	0	0	0	0	1
<b>Total</b>	<b>94</b>	<b>154.52</b>	<b>306</b>	<b>574</b>	<b>581</b>	<b>515</b>	<b>401</b>	<b>2377</b>

Table 7 - Summary of Quantified 'Deliverable' 0 - 5 Year Supply

**3.42** A differentiation between those sites with and without planning permission has also been made and is provided in Tables 8 and 9. As can be seen the majority (87%) of the Borough's 'deliverable' housing supply already benefits from planning approvals.

	Number of Sites	Area (Ha)	Forecast Completions					Total
			09/10	10/11	11/12	12/13	13/14	
PDL	76	132.34	281	472	504	440	311	2008
GF	5	7.42	22	26	0	0	0	48
Part PDL / Part GF	1	0.06	1	0	0	0	0	1
<b>Total</b>	<b>82</b>	<b>139.82</b>	<b>304</b>	<b>498</b>	<b>504</b>	<b>440</b>	<b>311</b>	<b>2057</b>

Table 8 - Summary of Quantified 'Deliverable' 0 - 5 Year Supply (sites with planning approval)

	Number of Sites	Area (Ha)	Forecast Completions					Total
			09/10	10/11	11/12	12/13	13/14	
PDL	11	14.42	2	67	77	75	90	311
GF	1	0.28	0	9	0	0	0	9
Part PDL / Part GF	0	0	0	0	0	0	0	0
<b>Total</b>	<b>12</b>	<b>14.7</b>	<b>2</b>	<b>76</b>	<b>77</b>	<b>75</b>	<b>90</b>	<b>320</b>

Table 9 - Summary of Quantified 'Deliverable' 0 - 5 Year Supply (sites without planning approval)

**3.43** A schedule of the individual sites which contribute to the Borough's 'deliverable' supply of housing land is included as appendix nine. A borough-wide map which shows those sites which contribute to the Boroughs 'deliverable' supply of housing has also been produced and is labelled as Map 2.

**3.44** Almost 24% of the identified 'deliverable' supply, some 564 dwellings, is expected to come from Chapelford Urban Village. Chapelford Urban Village is located in an urban area of Warrington approximately 3km north-west of the town centre. The previously developed 92 hectare site was granted outline consent in 2002 for a mixed use development comprising approximately 2000 dwellings. In 2009 it remains the single most prolific contributor to housing supply within the Borough and is evidently predicted to remain so over the next 5 years and beyond. Development activity on Chapelford remains high. Whilst completions have slowed to more closely align with the reduced sales rates being recorded nationally, development has certainly not stalled. There are now several developers active on the site which should help to reduce risk to delivery. Two phases have recently secured Government 'kick-start' funding which is intended to increase housing completions within the next two years. This, alongside the development momentum and attractiveness of the location to the market, should help to ensure that the dwelling completions expected from Chapelford within the next five years are realised.

**3.45** Other significant contributors to the supply within the next five years are:

- **Britannia Wireworks (SHLAA Ref. No 581)** - The development of this former manufacturing works has facilitated the remediation of a large and derelict site within a deprived inner area of urban Warrington close to the town centre. Designated as a regeneration opportunity area within the Development Plan, the development of this 8Ha site is partly complete (149 units delivered as at the 1st April 2009). 150 of the 228 remaining units are expected to be delivered within the next 5 years.
- **New World site (SHLAA Ref. No 1201)** - The redevelopment of this 13.8Ha previous industrial site will deliver 486 new homes, 175 of which are expected to be delivered within the next 5 years. Development of the site, which is identified as a key site in the Mid Mersey Growth Point Programme of Development, commenced in 2007 and has already yielded completions and hence gathered some development momentum. The land owner, Morris Homes, have recently secured Government 'kick-start' funding which should help to ensure that the site continues to deliver in the short-term.
- **Walton Locks / Quays (SHLAA Ref. No 1411)** - Identified as a key site within Peel Holdings Ocean Gateway investment strategy, and the Mid Mersey Growth Point Programme of Development, this approved scheme will redevelop a large previously developed former timber mill directly adjacent to and hence overlooking the Manchester Ship Canal. As part of the creation of a high quality residential environment consisting of 250 new homes, the development also includes a new linear park and local nature reserve which will benefit the wider community. The site has recently secured Government 'kick-start' funding to help ensure that the opportunities presented by this site can be realised in the short-term.
- **Farrell Street South (SHLAA Ref. No 1092)** - Development of this Development Plan designated regeneration opportunity area is yet to commence. Persimmon Homes have however secured Government 'kick-start' funding to help facilitate commencement and accelerated delivery. The site, approximately 7Ha in size, is identified as key site within the Mid Mersey Growth Point Programme of Development and will deliver 367 dwellings in total, 105 of which are expected within the next 5 years.
- **Carrington Park (SHLAA Ref. No 1260)** - This mixed-use development has made use of a large area of previously developed land in a highly sustainable urban location on the edge of Warrington town centre. Now largely complete the remaining capacity associated with this site is in the ownership of two developers; Countryside Properties and Miller Homes. The remaining land in Countryside Properties control (capacity of 57 dwellings) is expected to be fully completed by 31st March 2010 - the majority of these units were in fact under construction as at the 1st April 2009. Miller Homes have recently secured Government 'kick-start' funding to help ensure that the remaining capacity in their control (approximately 64 dwellings) is delivered within the next two years.
- **Bruche former police training centre site (SHLAA Ref. No 1643)** - Located approximately three kilometres to the north east of Warrington Town Centre, the former police training site at Bruche was acquired by the HCA in late 2007 following the cessation of its previous use. The 8.77Ha predominantly previously developed site provides an excellent opportunity to create a high quality residential environment, of approximately 300 new homes, which places affordability

and carbon neutrality at its heart. Identified as a key site in the Mid Mersey Growth Point Programme of Development, HCA, the Council and the Growth Point Partnership Board are committed to realising the potential of this site in the short-term.

**3.46** Collectively, Chapelford and the above 6 sites account for 56% of the Borough's 'deliverable' supply (1340 dwellings). The Council are confident that there are sufficient assurances that these and the remainder of the sites identified in the 'deliverable' supply will deliver.

## Quantified 'Developable' Supply of Housing Land

**3.47** PPS3 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 developed at the point envisaged.

**3.48** Out of the 441 sites identified for the SHLAA only those sites 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 for, and could be developed at the point envisaged.

**3.49** PPS3 requires that local planning authorities identify developable sites 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 1st April 2009, has been quantified. Each of the respective periods are considered in greater depth in turn below.

### 'Developable' 6 - 10

**3.50** Summary information resulting from the quantification of the Borough's 'developable' 6 - 10 year supply can be seen in Table 10.

	Number of Sites	Area (Ha)	Forecast Completions					Total
			14/15	15/16	16/17	17/18	18/19	
PDL	20	109.77	421	391	358	263	206	1639
GF	0	0	0	0	0	0	0	0
Part PDL / Part GF	0	0	0	0	0	0	0	0
<b>Total</b>	<b>20</b>	<b>109.77</b>	<b>421</b>	<b>391</b>	<b>358</b>	<b>263</b>	<b>206</b>	<b>1639</b>

Table 10 - Summary of Quantified 'Developable' 6 - 10 Year Supply (all sites)

**3.51** A differentiation between those sites with and without planning permission has been made and is provided in Tables 11 and 12. As can be seen the majority (81%) of the Borough's 'developable' 6 - 10 year housing supply already benefits from planning approvals.

	Number of Sites	Area (Ha)	Forecast Completions					Total
			14/15	15/16	16/17	17/18	18/19	
PDL	16	97.38	346	293	268	233	190	1330
GF	0	0	0	0	0	0	0	0
Part PDL / Part GF	0	0	0	0	0	0	0	0
<b>Total</b>	<b>16</b>	<b>97.38</b>	<b>346</b>	<b>293</b>	<b>268</b>	<b>233</b>	<b>190</b>	<b>1330</b>

Table 11 - Summary of Quantified 'Developable' 6 - 10 Year Supply (sites with planning approval)

	Number of Sites	Area (Ha)	Forecast Completions					Total
			14/15	15/16	16/17	17/18	18/19	
PDL	4	12.39	75	98	90	30	16	309
GF	0	0	0	0	0	0	0	0
Part PDL / Part GF	0	0	0	0	0	0	0	0
<b>Total</b>	<b>4</b>	<b>12.39</b>	<b>75</b>	<b>98</b>	<b>90</b>	<b>30</b>	<b>16</b>	<b>309</b>

Table 12 - Summary of Quantified 'Developable' 6 - 10 Year Supply (sites without planning approval)

**3.52** A schedule of the individual sites which contribute to the Borough's 'developable' 6 - 10 year supply of housing land is included as appendix ten. A borough-wide map which shows those sites which contribute to the Borough's 'developable' 6-10 year supply of housing has also been produced and is labelled as Map 3.

**3.53** A number of the larger sites identified within the preceding section as making a significant contribution to the Borough's 'deliverable' supply of housing equally make a significant contribution to the Borough's 'developable' supply. Collectively these sites, which are identified below, will deliver 1053 dwellings within the 6 - 10 period which accounts for 64% of the identified total net capacity. All currently benefit from a planning approval.

- **Chapelford Urban Village (SHLAA Ref. No 4870) - 300 homes**

- **New World site (SHLAA Ref. No 1201)** - 200 homes
- **Bruche former police training centre site (SHLAA Ref. No 1643)** - 180 homes
- **Walton Locks / Quays (SHLAA Ref. No 1411)** - 145 homes
- **Farrell Street South (SHLAA Ref. No 1092)** - 150 homes
- **Brittannia Wireworks (SHLAA Ref. No 581)** - 78 homes

**3.54** In addition to those sites previously identified, the following sites are also expected to make a significant contribution to the deliverable 6 - 10 year supply. Collectively these sites will deliver 468 dwellings accounting for 29% of the identified total net capacity within years 6 - 10.

- **Land at Dawson House (SHLAA Ref No. 1412)** - A former United Utilities office complex now surplus to requirements and vacant. The site currently has planning approval for 178 new homes, 135 of which are currently expected to be delivered within years 6 - 10.
- **Cardinal Newman High School (SHLAA Ref No. 1178)** - This proposal, which currently has planning approval, involves the redevelopment of the existing school playing fields and derelict land to secure an array of benefits, including considerably enhanced sports facilities to facilitate increased school and community use, alongside 110 new homes all of which are expected to be delivered within years 6 - 10.
- **Pierpoint & Bryant Lagoon (SHLAA Ref No. 1756)** - Site does not currently benefit from a planning approval but pre-application discussions with a developer and RSL, who are interested in bringing forward a proposal for 120 family homes, 50% of which would be affordable, remain ongoing.
- **G&J Greenals Site (SHLAA Ref No. 1440)** - This redundant site of the Greenals former distillery currently has planning approval for 178 new homes. Development is expected to commence in the deliverable period with the bulk of the completions (103 units) expected to be delivered within years 6 - 10.

### 'Developable' 11 - 15

Summary information resulting from the quantification of the Borough's 'developable' 11 - 15 year supply can be seen in Table 13.

	Number of Sites	Area (Ha)	Forecast Completions					Total
			19/20	20/21	21/22	22/23	23/24	
PDL	47	48.77	414	223	222	73	190	1122
GF	21	64.8	192	174	130	106	105	707
Part PDL / Part GF	1	0.06	4	0	0	0	0	4
<b>Total</b>	<b>69</b>	<b>113.63</b>	<b>610</b>	<b>397</b>	<b>352</b>	<b>179</b>	<b>295</b>	<b>1833</b>

Table 13 - Summary of Quantified 'Developable' 11 - 15 Year Supply

A differentiation between those sites with and without planning permission has been made and is provided in Tables 14 and 15. As can be seen 40% of the Borough's 'developable' 11 - 15 year housing supply already benefits from planning approvals.

	Number of Sites	Area (Ha)	Forecast Completions					Total
			19/20	20/21	21/22	22/23	23/24	
PDL	5	30.61	100	108	107	72	50	437
GF	2	29.49	30	60	60	60	60	270
Part PDL / Part GF	0	0	0	0	0	0	0	0
<b>Total</b>	<b>7</b>	<b>60.04</b>	<b>130</b>	<b>168</b>	<b>167</b>	<b>132</b>	<b>110</b>	<b>707</b>

Table 14 - Summary of Quantified 'Developable' 11 - 15 Year Supply (sites with planning approval)

	Number of Sites	Area (Ha)	Forecast Completions					Total
			19/20	20/21	21/22	22/23	23/24	
PDL	42	18.20	314	115	115	1	140	685
GF	19	35.31	162	114	70	46	45	437
Part PDL / Part GF	1	0.06	4	0	0	0	0	4
<b>Total</b>	<b>61</b>	<b>53.47</b>	<b>480</b>	<b>229</b>	<b>185</b>	<b>47</b>	<b>185</b>	<b>1126</b>

Table 15 - Summary of Quantified 'Developable' 11 - 15 Year Supply (sites without planning approval)

**3.55** A schedule of the individual sites which contribute to the Borough's 'developable' 11 - 15 year supply of housing land is included as appendix eleven. A borough-wide map which shows those sites which contribute to the Boroughs 'developable' 11 - 15 year supply of housing has also been produced and is labelled as Map 4.

**3.56** Table 13 identifies that 707 dwellings, 39% of the 11 - 15 year supply, is expected to be on greenfield sites. This in part owes to the inclusion of the former New Town sites within the South of the Borough in this 5 year period. Collectively these sites, identified below, could deliver 405 units which equates to 22% of the total identified net capacity within years 11 - 15. It should be noted however that the future of these sites are being addressed through the Core Strategy although they are acknowledged as suitable, available and achievable.

- **Land at Appleton Cross (SHLAA Ref No. 308)** - Could potentially deliver 135 of 400 new homes within years 11 - 15
- **Grappenhall Heys, Remainder (SHLAA Ref No. 1646)** - Could potentially deliver 135 of 438 new homes within years 11 - 15
- **Land at Pewterspear Green (SHLAA Ref No. 1650)** - Could potentially deliver 135 of 264 new homes within years 11 - 15

**3.57** Additional sites expected to make a significant contribution to the 11 - 15 year supply include:

- **Farrell Street South (SHLAA Ref. No 1092 )** - Identified in the deliverable and developable 6 - 10 year period but also expected to contribute 112 homes within the 11 - 15 year period.
- **Land at Time Square (SHLAA Ref No. 1835)** - The Council's Regeneration Framework is promoting the redevelopment of this area for a mixed use scheme comprising approximately 235 new homes, likely apartments, alongside a considerably enhanced retail / leisure offer and new market. Masterplans produced for this area have been incorporated within a recently approved Supplementary Planning Document entitled 'Bridge Street Area'.
- **Land at Winwick Street (SHLAA Ref No. 1401)** - This Development Plan designated regeneration opportunity area currently has planning approval for a mixed use scheme including 613 apartments. Unlikely to be implemented in its current form, there are still aspirations to develop this site with a greatly reduced dependence on apartments. Current thoughts are that approximately 150 new homes may be delivered in years 11 - 15.

## Latest Dwelling Completions

**3.58** Housing completions monitoring is now an integral part of the SHLAA process. This section of the report presents the findings from the latest round of monitoring and therefore identifies the number and nature of completions delivered within the Borough between 1st April 2008 and 31st March 2009. The information reported includes:

- The number of dwelling completions over the preceding year (includes conversions and changes of use of existing buildings)
- The dwelling type and bedroom capacity of latest completions
- The percentage of new homes achieved on previously developed land
- The number of known dwelling losses
- Net additions to the housing stock

## Latest and Historical Gross and Net Completions

**3.59** Over 2008/09 660 gross completions and 27 losses were recorded. Net completions for the latest monitoring period were therefore 633. Table 16 presents latest completions against the context of historical rates.

	Gross Completions	Losses	Net Completions
2002/03	926	83	843
2003/04	699	247	452
2004/05	1104	19	1085
2005/06	1287	18	1269
2006/07	1454	92	1362
2007/08	1599	34	1565
2008/09	660	27	633
Total (2002 -09)	7729	520	7209
Average pa	1104	74 <sup>(1)</sup>	1029

**Table 16 - Latest (2008/09) and Historical Gross and Net Housing Completions**

1. Whilst 520 dwellings have been lost over the 7 year period, 306 (59%) of these have been lost through planned clearance at Anson/Blenheim Close, Longshaw Street, Dallam and more recently Helsby/Salisbury Street Fairfield. A further 25 losses in this same period have resulted from the reconfiguration of self contained residential care homes to increase unit size. The remaining 189 have resulted from the demolition of other properties, change of use and conversions. Excluding those demolitions resulted from planned clearance and reconfiguration; the 7 year period has seen an average loss of 27 dwellings per annum.

**3.60** A schedule of the sites upon which gross completions have been recorded over the latest monitoring period is included as appendix twelve. A location plan showing the spatial distribution of the latest completions is available alongside this report as Map 5.

## Delivery on Previously Developed Land

**3.61** Out of the 660 gross dwelling completions in 2008/09, 596 (90.3%) were delivered on previously developed land and 64 (9.7%) on Greenfield land.

**3.62** Policy L4 of the Regional Spatial Strategy for the North West identifies that, between 2003 and 2021, 80% of gross housing completions within the Borough of Warrington should be on previously developed land. In the five years since 2003 there have been 6803 gross completions within the Borough. 6040 of these (89%) have been on previously developed land. The Council therefore continues to perform well against the Development Plan target.

## Dwelling Type and Bedroom Capacity Analysis

**3.63** Existing monitoring facilitates the breakdown of latest completions in relation to the dwelling type and bedroom capacity of each. The results of this analysis are presented in Table 17.

	1 Bed	2 Bed	3 Bed	4+ Bed	Total	% of Gross Completions
Houses	2	36	176	222	436	66
Apartments	52	169	3	0	224	34
<b>Total</b>	<b>54</b>	<b>205</b>	<b>179</b>	<b>222</b>	<b>660</b>	<b>100</b>

**Table 17 - Dwelling Type and Bedroom Capacity Breakdown of Latest Completions (2008/09)**

**3.64** Since the beginning of the plan period in 2003, 6803 gross dwellings have been completed. Whilst it is not possible to provide a breakdown of the completions for the year 2003/04, Tables 18 and 19 provide a breakdown of the 6104 gross completions since the 1st April 2004.

Houses	1 Bed	2 Bed	3 Bed	4+ Bed	Total	% of Gross Completions
2004/05	0	52	296	292	640	58
2005/06	43	134	318	276	771	60
2006/07	1	77	325	462	865	59
2007/08	0	55	370	251	676	42
2008/09	2	36	176	222	436	66
<b>Total</b>	<b>46</b>	<b>354</b>	<b>1485</b>	<b>1503</b>	<b>3388</b>	<b>56</b>

**Table 18 - Bedroom Capacity Breakdown of Gross House Completions from 1st April 2005 - 31st March 2009**

Apartments	1 Bed	2 Bed	3 Bed	4+ Bed	Total	% of Gross Completions
2004/05	146	318	0	0	464	42
2005/06	97	381	15	23	516	40
2006/07	175	396	18	0	589	41
2007/08	295	616	12	0	923	58
2008/09	52	169	3	0	224	34
<b>Total</b>	<b>765</b>	<b>1880</b>	<b>48</b>	<b>23</b>	<b>2716</b>	<b>44</b>

**Table 19 - Bedroom Capacity Breakdown of Gross Apartment Completions from 1st April 2005 - 31st March 2009**



## 4 Five, Ten and Fifteen Year Housing Requirement Assessments

### Assessment Context

**4.1** This section documents the approach taken to demonstrating a five, ten and fifteen year supply of deliverable and developable sites within the Borough of Warrington. It also includes an assessment of the supply of ready to develop housing sites as required by National Indicator 159.

**4.2** In assessing and demonstrating a five, ten and fifteen year supply of deliverable and developable sites due regard has been had to the following guidance and practice notes:

- Planning Policy Statement 3 (2006) DCLG;
- Advice produced by DCLG and Local Government for the Planning inspectorate 'Demonstrating a 5 Year Supply of Deliverable Sites' (2007);
- National Indicators for Local Authorities and Local Authority Partnerships: Handbook of Definitions (2008) DCLG; and
- Land Supply Assessment Checks: Practice Guidance (2009) DCLG.

### Clarification of the Development Plan Housing Requirement

**4.3** Policy L4 of the Regional Spatial Strategy for the North West identifies that there should be an average annual 380 dwellings per annum net of clearance in Warrington between 2003 – 2021.

**4.4** In June of 2008 the Government designated the Mid Mersey sub-region, which comprises of the local authorities of Warrington, Halton and St. Helens, as a second round Growth Point. Following this the three authorities are now expected to collectively deliver an additional 20% above the housing requirement set out within the RSS. In Warrington this equates to 456 dwellings per annum net of clearance between 2009 and 2017.

**4.5** Whilst an increase in delivery above the 380 is yet to be numerically embedded within the statutory Development Plan, the flexibility within RSS Policy L4 is sufficient to deliver the nature of planned growth *"The overall housing requirement figures for the period covered by this RSS from 2003 to 2021 and the annual average figures are not absolute targets and may be exceeded where justified by evidence of need, demand, affordability and sustainability issues and fit with relevant local and sub-regional strategies"*.

**4.6** Based on the above it is logical for the SHLAA to include an assessment of the five, ten and fifteen-year supply of deliverable and developable sites with and without an allowance for the Growth Point.

### Dealing with Historic Oversupply

**4.7** In the early years of the plan life within Warrington housing delivery has considerably exceeded the annual average requirement. In accordance with guidance prepared by DCLG<sup>(6)</sup>, it is therefore necessary to adjust the five, ten and fifteen-year supply targets to reflect the level of housing that has already been delivered within the lifetime of the current plan<sup>(7)</sup>.

6 Advice produced by DCLG and Local; Government for the Planning inspectorate 'Demonstrating a 5 Year Supply of Deliverable Sites' (2007)

7 RSS for the Northwest 2003 - 2021

### Five-Year Requirement Assessment

The Five-Year Assessment covers the five year period from the 1st April 2009 to 31st March 2014.

		Dwellings
a	RSS annual average requirement	380
b	Requirement 2009 - 2014 (a x 5)	1900
c	Net completions to date (2003 - 2009)	6366
d	Requirement less net completions (b - c)	-4466
e	Quantified net deliverable supply 0 - 5	2377
f	Balance (surplus) (e - d)	6843
g	Grand Total Supply (c + e)	8743
h	Supply in years at RSS rate (g / a)	23
i	Residual requirement in years (h - 5)	+18
j	Residual requirement as a percentage (f / b)*100	+360%

**Table 20 - Assessment against Regional Spatial Strategy 5 Year Requirement (2009 - 2014)**

		Dwellings
a	RSS annual average requirement including Growth	456
b	Requirement 2009 - 2014 (a x 5)	2280
c	Net completions to date (2003 - 2009)	6366
d	Requirement less net completions (b - c)	-4086
e	Quantified net deliverable supply 0 - 5	2377
f	Balance (surplus) (e - d)	6463
g	Grand Total Supply (c + e)	8743
h	Supply in years at RSS rate (g / a)	19
i	Residual requirement in years (h - 5)	+14
j	Residual requirement as a percentage (f / b)*100	+283%

**Table 21 - Assessment against Regional Spatial Strategy 5 Year Requirement plus allowance for the Mid Mersey Growth Point (2009 - 2014)**

The assessments contained in Tables 20 and 21 demonstrate that the Borough significantly exceeds the Development Plan five-year requirement including when an allowance is made for the Mid Mersey Growth Point.

### Ten-Year Requirement Assessment

**4.8** The Ten-Year Assessment covers period from the 1st April 2009 to 31st March 2019. It should be noted that the alphabetic references in column one of the assessments are intended to aid transparency as to how that individual assessment has been derived. They are not however directly comparable between assessments e.g. 'e' will not always represent the quantified net deliverable supply.

		Dwellings
a	RSS annual average requirement	380
b	Requirement 2009 - 2019 (a x 10)	3800
c	Net completions to date (2003 - 2009)	6366
d	Requirement less net completions (b - c)	-2566
e	Quantified net deliverable supply 0 - 5	2377
f	Quantified net developable supply 6 - 10	1639
g	Balance (surplus) (e + f) - d	6582
h	Grand Total Supply (c + e + f)	10382
i	Supply in years at RSS rate (h / a)	27
j	Residual requirement in years (i - 10)	+17
k	Residual requirement as a percentage (g / b)*100	+173%

**Table 22 - Assessment against Regional Spatial Strategy 10 Year Requirement (2009 - 2019)**

		Dwellings
a	RSS annual average requirement	456
b	Requirement 2009 - 2017 (a x 8)	3648
c	Requirement 2017 - 2019 (380 x 2) <sup>(1)</sup>	760
d	Requirement 2009 - 2019 (b + c)	4408
e	Net completions to date (2003 - 2009)	6366
f	Requirement less net completions (d - e)	-1958
g	Quantified net deliverable supply 0 - 5	2377
h	Quantified net developable supply 6 - 10	1639
i	Balance (surplus) (g + h) - f	5974
j	Grand Total Supply (e + g + h)	10382
k	Residual requirement as a percentage (i / d)*100	+136%

**Table 23 - Assessment against Regional Spatial Strategy 10 Year Requirement inclusive of allowance for the Mid Mersey Growth Point (2009 - 2019)**

1. The Growth Point Programme concludes in 2016/17 after which the planned housing provision resorts to an annual average of 380

**4.9** The assessments contained in Tables 22 and 23 demonstrate that the Borough significantly exceeds the Development Plan ten-year requirement including when an allowance is made for the Mid Mersey Growth Point.

## Fifteen-Year Requirement Assessment

**4.10** The Fifteen-Year Assessment covers the fifteen year period from the 1st April 2009 to 31st March 2024. It should be noted that the alphabetic references in column one of the assessments are intended to aid transparency as to how that individual assessment has been derived. They are not however directly comparable between assessments e.g. 'e' will not always represent the quantified net deliverable supply.

		Dwellings
a	RSS annual average requirement <sup>(1)</sup>	380
b	Requirement 2009 - 2024 (a x 15)	5700
c	Net completions to date (2003 - 2009)	6366
d	Requirement less net completions (b - c)	-666
e	Quantified net deliverable supply 0 - 5	2377
f	Quantified net developable supply 6 - 10	1639
g	Quantified net developable supply 11 - 15	1833
h	Balance (surplus) (e + f + g) - d	6515
i	Grand Total Supply (c + e + f + g)	12215
j	Supply in years at RSS rate (i / a)	32
k	Residual requirement in years (i - 10)	+17
l	Residual requirement as a percentage (h / b)*100	+114%

**Table 24 - Assessment against Regional Spatial Strategy 15 Year Requirement (2009 - 2024)**

1. The RSS average annual requirement only extends to 2021 but for the purposes of this assessment has been projected forward to 2024. This is in keeping with the RSS which identifies that "For the purpose of producing Local Development Frameworks, local planning authorities should assume that the average annual requirement set out in Table 7.1 [380p.a.] will continue for a limited period beyond 2021."

		Dwellings
a	RSS annual average requirement	456
b	Requirement 2009 - 2017 (a x 8)	3648
c	Requirement 2017 - 2024 (380 x 7) <sup>(1)</sup>	2660
d	Requirement 2009 - 2024 (b + c)	6308
e	Net completions to date (2003 - 2009)	6366
f	Requirement less net completions (d - e)	-58
g	Quantified net deliverable supply 0 - 5	2377
h	Quantified net developable supply 6 - 10	1639
i	Quantified net developable supply 11 - 15	1833
j	Balance (surplus) (g + h + i) - f	5907
k	Grand Total Supply (d + g + h + i)	12215
l	Residual requirement as a percentage (j / d)*100	+94%

**Table 25 - Assessment against Regional Spatial Strategy 15 Year Requirement inclusive of allowance for the Mid Mersey Growth Point (2009 - 2024)**

1. The Growth Point Programme concludes in 2016/17 after which the planned housing provision resorts to an annual average of 380

The assessments contained in Tables 24 and 25 demonstrate that the Borough significantly exceeds the Development Plan fifteen-year requirement including when an allowance is made for the Mid Mersey Growth Point.

## Supply of Ready to Develop Housing Sites (NI159)

**4.11** The published formula<sup>(8)</sup> for assessing the Borough's supply of ready to develop housing sites, as required by NI159, is set out below.

$$NI159 = X / Y \times 100$$

Where X = The amount of housing that can be built on deliverable sites for the 5 year period (net additional dwellings) i.e the quantified 'deliverable' supply.

Where Y = The planned housing provision for the 5 year period (net additional dwellings).

**4.12** The advocated method of assessing the supply of deliverable sites (which has been followed in this instance) is to adjust the five year supply target to reflect the level of housing that has already been delivered within the lifetime of the current plan. Tables 26 and 27 identify that regardless of whether or not an allowance is made for the Mid Mersey Growth Point, the five year target for assessment purposes is negative. Because it is impossible to derive a percentage using a negative value, it is necessary to express the five year target as the lowest possible whole number which is one.

		Number of Dwellings
a	Development Plan Average Annual Requirement	380
b	Requirement 2009 - 2014 (a x 5)	1900
c	Net completions to date (2003 - 2009)	6366
d	Requirement less net completions (b - c)	-4466

Table 26 - Adjusted Five Year Target

		Number of Dwellings
a	Development Plan Average Annual Requirement	<b>456</b>
b	Requirement 2009 - 2014 (a x 5)	<b>2280</b>
c	Net completions to date (2003 - 2009)	<b>6366</b>
d	Requirement less net completions (b - c)	<b>-4086</b>

Table 27 - Adjusted Five Year Target (inclusive of Growth Point allowance)

### Application of Formula in Warrington:

$$NI159 = 2377 / 1 \times 100 = 237,700\%$$

Good performance is that which exceeds 100%

X = 2377 (i.e. Quantified deliverable net supply)

Y = 1 (i.e. 5 year adjusted target)

**4.13** The above calculation has been checked with Government Office for the North West who agree that the correct approach has been employed.

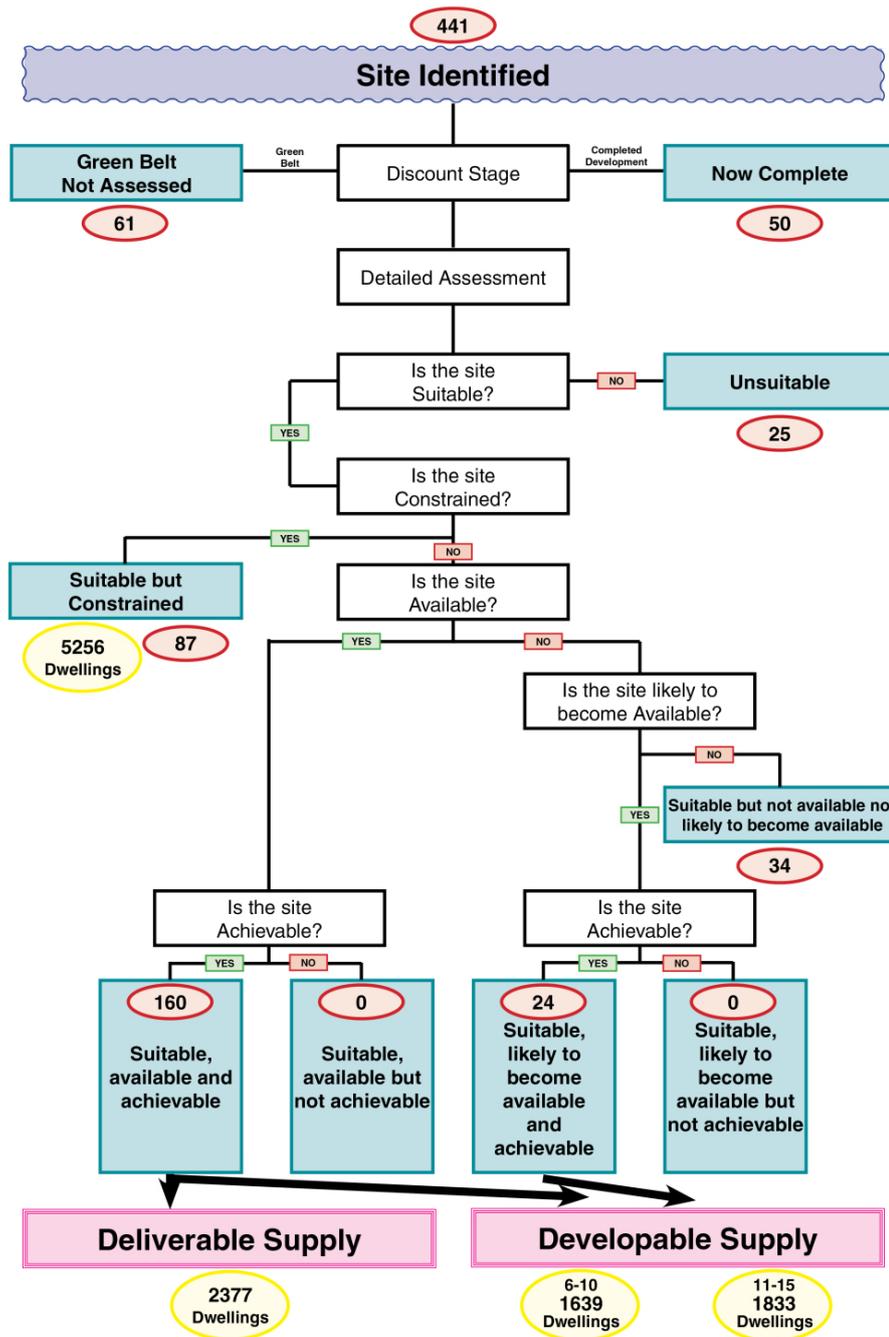
**4.14** It is also worth identifying that there is sufficient net deliverable supply identified to meet a requirement of (RSS, 5 x 380) or (RSS + GP, 5 x 456) without adjusting the target to reflect what has already been delivered to date.

8 National Indicators for Local Authorities and Local Authority Partnerships: Handbook of Definitions (2008) DCLG

# 5 Conclusions

## Headline Conclusions

5.1 In applying the methodology to the assessment of individual sites, there were a number of possible conclusions that could be reached. Earlier in this report, figure 2.1 made clear that the conclusion reached for any given site was directly dependent on how far through the assessment the site progressed and presented the nine possible outputs and the path through which each was reached. This figure has now been amended and is reproduced as figure 5.1 to make clear the number of sites recorded at each of the output stages and to present the quantified net 'deliverable' and 'developable' housing supply.



Picture 5.1 Conclusions, Number of Sites and Net Capacities of Assessed Sites

**5.2** The findings from the Five, Ten and Fifteen-Year Assessments included in section 4 of this report are summarised in Table 28.

	5 Year Assessment 2009 - 2014		10 Year Assessment 2009 - 2019		15 Year Assessment 2009 - 2024	
	Target	Projected Performance	Target	Projected Performance	Target	Projected Performance
<b>RSS</b> Average Annual 380 p.a	1900	+6843	3800	+6582	5700	+6515
<b>RSS + Growth Point</b> Average Annual 380 p.a. but 456 p.a. Between 2009 and 2017.	2280	+6463	4560	+5974	6308	+5907

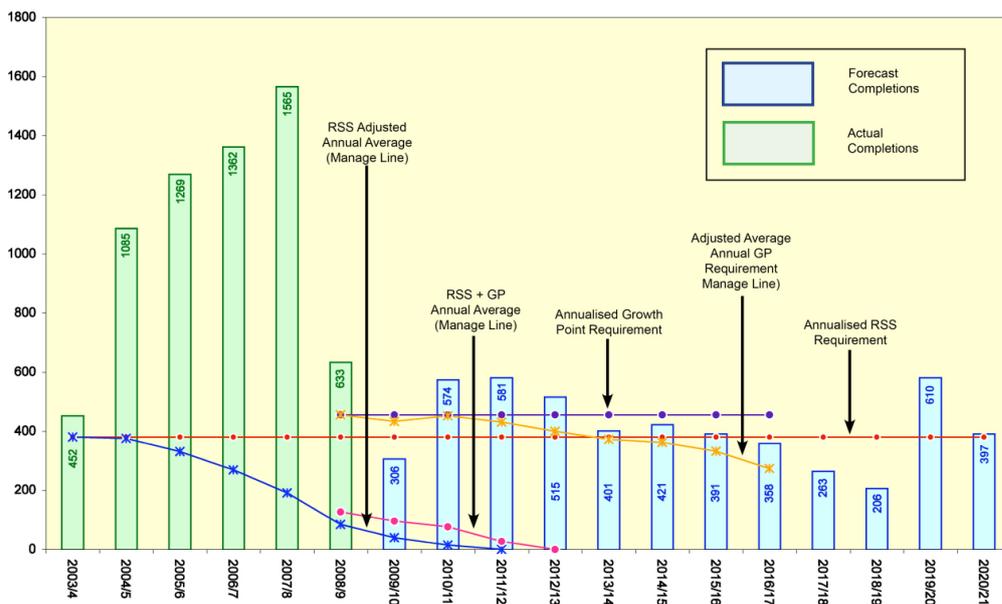
Table 28 - Performance against Five, Ten and Fifteen Year Requirements

As can be seen from table 28 the Borough significantly exceeds all requirements and has therefore identified sufficient sites. An immediate review of the SHLAA commencing at stage 4 is therefore NOT required.

## Housing Land Trajectory

5.3 Figure 5.2 shows the Council's housing trajectory as at the 1st April 2009. In accordance with Practice Guidance<sup>(9)</sup> the trajectory sets out past rates of actual completions and projected completions that cover the entire life-span of the Development Plan (2003 - 2021).

5.4 In addition to monitoring performance against the Regional Spatial Strategy housing requirement, the trajectory has this year been amended to include a requirement and manage line related to Warrington's inclusion within the Mid Mersey Growth Point. It must be stressed that whilst the plan (and Growth Point) requirement has been expressed as annualised averages, **performance is measured on delivery across the plan period and not individual years.**



Picture 5.2 Housing Trajectory (2009)

5.5 The trajectory shows that the relatively high volume of net completions experienced in recent years are no longer forecast to continue. This does not simply owe to the current economic climate but instead is a combination of the following factors:

- A number of large regeneration sites are now complete or nearing completion. A review of previous years trajectories show that forecasts were always expected to reduce significantly regardless of the changed economic climate and that much of the Borough's supply has been 'front loaded'
- Owing to changed market conditions some development sites have been re-planned to reduce their dependence on high density apartments the result of which is a reduced forecast yield (and in essence a reduced forward supply)
- The rate at which sites are expected to yield completions has been adjusted to reflect cautious rates which were recommended by the housing market partnership. The result of this is that the available supply is now forecast to be realised over a longer period than previously anticipated and in some instances beyond 2021.

5.6 The sudden increase in completions in 2019/20 has resulted from sites which have been deemed to be 'suitable, available and achievable' but do not currently benefit from a planning approval being placed within the 10-15 year period (of which 2019/20 is the first year) because they are unlikely to be approved whilst the Council continues to manage further releases of housing land. In the event that

9 ODPM (2005) Local Development Framework Monitoring: A Good Practice Guide

any of these sites are capable of demonstrating that the result of an approval will not simply be to add unnecessarily to the supply of housing land within the Borough, or the Council no longer need to manage further releases, the trajectory will be amended accordingly within future annual reviews if and when the sites secure planning approval.

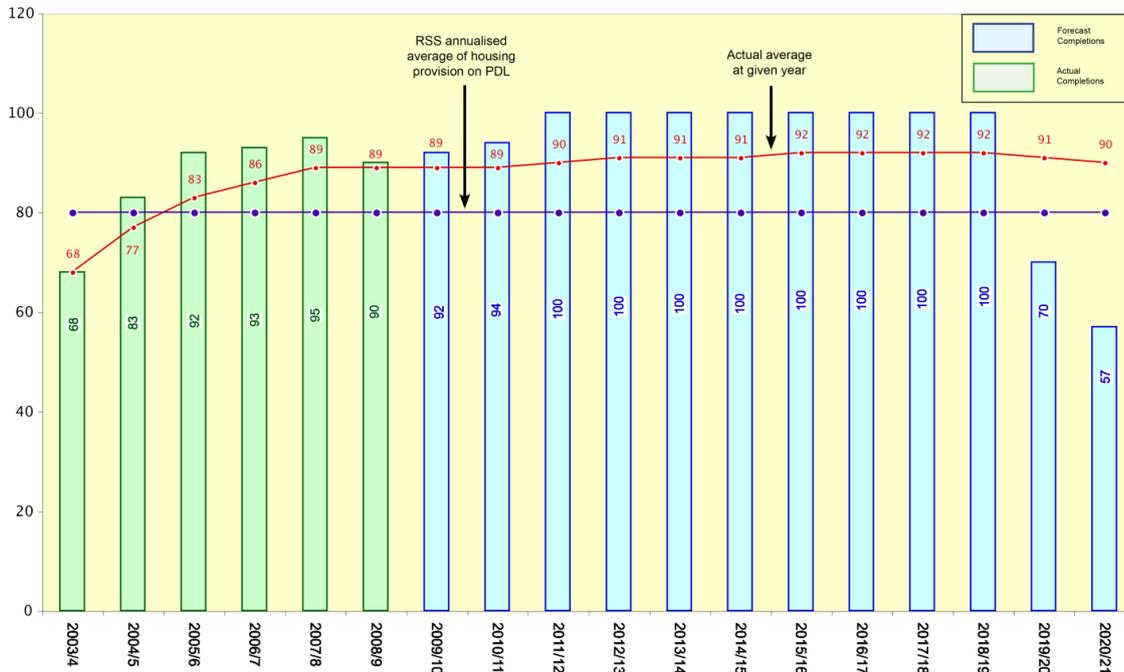
**5.7** In terms of performance, the trajectory shows that the RSS requirement will be met in 2011/12, nine years in advance of the end of the plan period. The trajectory shows that the remaining nine years of the plan period will still yield completions and that the requirement over the plan period is therefore set to be considerably exceeded. With regards to the Growth Point, which is an aspirational as opposed to statutory requirement, the relevant manage line identifies that the agreed target is also set to be exceeded.

**5.8** Through identifying that requirements are set to be significantly exceeded, the trajectory makes clear that there is no need to identify additional sites to achieve RSS requirement or Growth Point aspirations.

**5.9** The trajectory will be updated annually as an integral part of the SHLAA review.

## Previously Developed Land Trajectory

5.10 Figure 5.3 shows the Council's Previously Developed Land (housing) trajectory as at the 1st April 2009.



Picture 5.3 Previously Developed Land (Housing) Trajectory (2009)

5.11 The RSS identifies at Policy L4 that 80% of new housing completions within the Borough of Warrington should be on previously developed land. It is important to note that this target applies across the plan period as opposed to individual years. The 'actual average at given year' line therefore shows anticipated performance at the end of the plan period through using projected completion rates from the Borough's SHLAA. The trajectory shows that Warrington has to date performed well against the target of 80% and is on course to exceed it by 10% i.e. in 2021 average performance across the plan period will have been 90%.

## Implications for Current Policy

- The Councils policy approach is currently guided by PPS3, RSS for the Northwest, those policies saved from the Unitary Development Plan (UDP), which the Secretary of State has agreed to save beyond 23rd January 2009, and the Council's Managing the Housing Supply SPD.
- RSS sets the average annual housing requirement for Warrington at 380 dwellings per annum net of clearance (2003 - 2021).
  - In June of 2008 the Government designated the Mid Mersey sub-region, which comprises of the local authorities of Warrington, Halton and St. Helens, as a second round Growth Point. Following this the three authorities are now expected to collectively deliver an additional 20% above the housing requirement set out within the RSS. In Warrington this equates to 456 dwellings per annum net of clearance between 2009 and 2017.
- RSS makes clear that the focus of the approach in Warrington should be on achieving regeneration and restructuring of the older areas and not allowing significant outward expansion of the settlement onto open land beyond existing commitments current at the start of 2002.
  - The Development Plan provides this focus by adopting a tight greenbelt around the existing built up areas of the borough (excluding areas already committed to development) and by exercising restraint on additional permissions for housing development except where the development would contribute to the restructuring of and regeneration of the older areas of Warrington, in particular increasing the supply of affordable housing.
  - The Growth Point strategy is entirely consistent with this approach.
- The older areas of Warrington experienced very little benefit from the resources invested in the growth of Warrington New Town and the housing-led private investment that is now regenerating these areas is welcomed by the Council.
- Although this approach has resulted in a significant surplus of new dwellings, in terms of the range of assessments included in this report on the basis of the RSS average annual requirement, any concerns for a current numerical surplus need to be weighed against
  - The positive regeneration benefits achieved
  - The contribution to meeting the need for affordable housing
  - The social, environmental and economic costs of not granting permission in terms of the amount of derelict and underused land that would accrue in the older areas of the town.
- The Councils 1<sup>st</sup> Annual Monitoring Report (AMR) acknowledged the need to manage further additions to future supply and this has been achieved through the review and replacement of the former Housing Restraint SPG with the Managing the Housing Supply SPD, adopted by the Councils Executive Board on 16<sup>th</sup> July 2007. The SPD continues to prove an effective means of managing further housing land release.
- **Whilst the Government is now advocating that RSS requirements should not be treated as ceilings, this does not change the policy approach currently employed within Warrington. The supporting text of RSS Policy L4 states in relation to requirement figures that these "may be exceeded where justified by evidence of need, demand, affordability and sustainability issues and fit with relevant local and sub-regional strategies". Clearly therefore, housing requirements are only to be treated flexibly where there are clear reasons to do so and the Council still has a duty to manage the release of housing land. In some respects the RSS is now advocating the approach that Warrington has actually employed for some years e.g. Warrington has not let the 380 p.a. requirement constrain what the Council has considered to be essential regeneration.**

**The evidence presented within the 2009 SHLAA identifies that the existing policy approach remains appropriate and necessary. No change is therefore required.**

## Implications for Future Policy

**5.12** In relation to future policy the SHLAA will be a key tool in the development of housing policies and proposals within the Core Strategy. Alongside the SHMA it will be used to explore and understand the implications arising from policy choices and to help, if necessary, identify opportunities for intervention to more closely align need and demand e.g. through identifying opportunities to remedy existing deficiencies.

**5.13** The SHLAA will also be a fundamental tool in helping to avoid the common weaknesses of former plans in that they did not address how existing residential areas will change, as a consequence of infilling and redevelopment for housing, and importantly how these changes will impact on social, physical and environmental infrastructure. Identifying where and when sites may come forward will help to ensure a planned approach to managing change in such areas and in doing so help to avoid the purely responsive basis upon which infrastructure planning has been characterised in recent years. The Council are already engaged in discussions with a wide array of infrastructure providers and will use the SHLAA alongside other evidence to help identify and better understand any potential issues.

## Future Monitoring

**5.14** In keeping with the plan, monitor and manage approach advocated by PPS3, and to ensure that the SHLAA remains a comprehensive and robust evidence base, the assessment will be updated on an annual basis employing a base date of the 1st April. This update will present an opportunity to review sites already included within the SHLAA and for new sites to enter the SHLAA process.

**5.15** As has been the case for Halton and St. Helens, stakeholders, and particularly the active stakeholder group, will be involved in deciding the extent to which assumptions or the approach employed require revising prior to the review commencing.

**5.16** As already identified within the report housing completions monitoring is an integral part of the SHLAA process. Comprehensive information on the quantity and nature of future completions will therefore be published within the SHLAA report. To help inform the need for intervention and support however, all three Mid Mersey Authorities have made a commitment to increase the frequency of annual monitoring on sites of ten or more dwellings to quarterly. Warrington expect to commence this increased monitoring in December. Findings will be published under the LDF evidence base section of the Council's website.

**The next review of the SHLAA will commence in April 2010.**



## 6 Accessing the Supporting Technical Information

### Comprehensive Information on Individual Sites

**6.1** The assessment findings make reference to a number of schedules which are included as appendices. These schedules include the necessary information to identify the relevant sites and to support the specific findings.

**6.2** To store, retrieve and analyse the wealth of information that supports the SHLAA, the Council employed Microsoft Excel. To facilitate access to individual site assessments, and to aid transparency, the Council have made the Excel spreadsheet available as an electronic download alongside this draft report. If you currently have a computer but do not possess a copy of Excel, a number of file viewers are available on the Internet as freeware software.

**6.3** The spreadsheet presents the contents of the proforma used to assess individual sites. It therefore presents an opportunity to view comprehensive as opposed to summary information for individual sites and presents users with the opportunity to more easily query and compare site information.

**6.4** If you do not have access to a computer but wish to see more comprehensive information on any individual site(s) then please contact the Council's Development Plans Team to discuss your requirements.

**Given that the spreadsheet constitutes the primary storage and retrieval system for SHLAA information, it represents the quickest and easiest way in which to access comprehensive information on any site included within the study.**

### Supporting Maps

**6.5** The SHLAA report is accompanied by a series of maps which owing to file size, and for reasons of practicality, have been made available alongside the report as supporting files. Each is available as an electronic download, in PDF format, or in hard copy upon request.

**6.6** The following maps are available:

- Map 1 - Borough-wide map showing all sites identified for inclusion within the SHLAA in a thematic format which makes clear the conclusions reached for each site
- Map 2 - Borough-wide map showing the spatial distribution of 'deliverable' 0 -5 year sites
- Map 3 - Borough-wide map showing the spatial distribution of 'developable' 6 -10 year sites
- Map 4 - Borough-wide map showing the spatial distribution of 'deliverable' 11 - 15 sites
- Map 5 - Borough-wide map showing the spatial distribution of latest dwelling completions
- Individual Ward Maps - Produced at a scale which supports the identification of site reference numbers and detailed site boundaries

**6.7** A4 location plans on an individual site by site basis are also available upon request.



## 7 Further Information

**7.1** Further information on any aspect of the SHLAA can be obtained by contacting the Development Plans team on 01925 442795.

**7.2** Alternatively the Developments Plan team can be contacted at the below postal address;

**Development Plans Team**

**Environment and Regeneration**

**New Town House (ground floor)**

**Buttermarket Street**

**Warrington**

**WA1 2NH**

**7.3** Or via email at:

**[Idf@warrington.gov.uk](mailto:Idf@warrington.gov.uk)**





## List of Abbreviations

AMR Annual Monitoring Report  
DPD Development Plan Document  
EA Environment Agency  
GIS Geographical Information System  
GONW Government Office North West  
HCA Homes and Communities Agency  
HLR Housing Land Report  
HMA Housing Market Area  
HMP Housing Market Partnership  
LDD Local Development Documents  
LDF Local Development Framework  
LPA Local Planning Authority  
NWDA North West Development Agency  
NWRA North West regional Assembly  
PPS Planning Policy Statement  
RSL Registered Social Landlord  
RSS Regional Spatial Strategy  
SFRA Strategic Flood Risk Assessment  
SHLAA Strategic Housing Land Availability Assessment  
SHMA Strategic Housing Market Assessment  
SPD Supplementary Planning Document  
SPG Supplementary Planning Guidance  
SSSI Site of Special Scientific Interest  
UDP Unitary Development Plan



## List of Abbreviations



## Definition of Terms

**Annual Monitoring Report (AMR):** An annual report submitted to the Government by the Local Planning Authority assessing the progress with and the effectiveness of the Local Development Framework.

**Caravan:** Mobile living vehicle used by Gypsies and Travellers. Also referred to as trailers.

**Conventional housing:** bricks and mortar accommodation.

**Core Strategy:** A Development Plan Document that sets out the long-term spatial vision for the local planning authority area, the spatial objectives and strategic policies to deliver that vision.

**Deliverable land:** a site which is available now, offers a suitable location for housing development and there is a reasonable prospect that housing will be delivered on the site within five years from the adoption of the plan.

**Developable land:** a site in a suitable location for housing development and there should be a reasonable prospect that it will be available for housing and could be developed at a specific point in time.

**Development Plan Document (DPD):** Local Development Documents that have development plan status. The DPDs that local planning authorities must prepare include the Core Strategy, site-specific allocations of land and, where needed, Area Action Plans. All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise.

**Gypsy and Traveller (as defined by Circular 01/2006):** Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such.

**Local Development Document (LDD):** These include Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents. LDDs collectively deliver the spatial planning strategy for the local planning authority's area.

**Local Development Framework (LDF):** This is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's Local Development Documents. An LDF is comprised of:

- Development Plan Documents (which form part of the statutory development plan)
- Supplementary Planning Documents

The local development framework will also comprise of:

- the Statement of Community Involvement
- the Local Development Scheme
- the Annual Monitoring Report

**Local Development Scheme (LDS):** The local planning authority's timescaled programme for the preparation of Local Development Documents that must be agreed with Government and reviewed every year.

**Mobile Home:** Legally classified as a caravan but not usually moveable without dismantling/or lorry.

**Pitch / Plot:** Area of land on a site/development generally home to one licensee household. Can be varying sizes and have varying caravan occupancy levels. Often also referred to as a plot particularly by the Travelling Showpeople community.

**Planning & Compulsory Purchase Act 2004:** "The Act" updates elements of the 1990 Town & Country Planning Act. It introduces:

## Definition of Terms

- a statutory system for regional planning
- a new system for local planning
- reforms to the development control and compulsory purchase and compensation systems
- the removal of crown immunity from planning controls.

**Planning Policy Guidance (PPG):** Issued by central Government. Sets out national land use policies in different areas of planning. Gradually being replaced by PPSs.

**Planning Policy Statement (PPS):** Issued by central Government to replace the existing Planning Policy Guidance notes, in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.

**Regional Spatial Strategy (RSS):** Part of the Development Plan. Identifies the scale and distribution of new housing in the region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal. Prepared by Regional Planning Bodies.

**Showmans Yard:** An area of land (approximately half acre in size) which can accommodate an extended family of five showmen, with their caravans, vehicles and equipment. It should be noted that an extended family unit will generally consist of five caravans & equipment.

**Statement of Community Involvement (SCI):** sets out the standards to be achieved by the local authority in involving local communities in the preparation, alteration and continual review of Local Development Documents and development control decisions.

**Strategic Flood Risk Assessment (SFRA):** Part of the Local Development Framework evidence base. A detailed and robust assessment of the extent and nature of the risk of flooding in an area and its implications for land use planning. Can set the criteria for the submission of planning applications in the future and for guiding subsequent development control decisions.

**Strategic Housing Land Availability Assessment (SHLAA):** Part of the Local Development Framework evidence base. The document looks to identify sites with potential for housing, assess their potential and assess whether they are likely to be developed in order to identify a five, ten and fifteen year supply of housing for an area.

**Strategic Housing Market Assessment (SHMA):** Part of the Local Development Framework evidence base. The document estimates need and demand for affordable and market housing and assesses how this varies across the study area. The document also considers future demographic trends and resulting housing requirements.

**Trailer:** Term commonly used by Gypsies and Travellers to refer to a moveable caravan.

**Transit Site:** Site intended for short stays. Such sites are usually permanent, but there is a limit on the length of time residents can stay.

**Travelling Showpeople (as defined by Circular 04/2007):** Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined in ODPM Circular 1/2006.

**Unitary Development Plan (UDP):** An old-style development plan prepared by a Metropolitan District and some Unitary Local Authorities. These plans will continue to operate for a time after the commencement of the new development plan system introduced by the Planning and Compulsory Purchase Act 2004, by virtue of specific transitional provisions.



Appendix One - Schedule 1 'Discounted Green Belt Sites'

SHLAA Ref	Site Name	Site Address	Site Area (Ha)	Source	Ward Name	Existing Use	Concluding Recommendation?
1532	Land to the south of Nook Farm	Arley Road, Appleton Thom	5.39	Nominated for inclusion within the SHLAA.	Appleton	Agricultural	Green Belt - Not Assessed
1536	Curtlage of Persian Cottage	Lumb Brook Rd / New Lane, Appleton Thom	0.06	Nominated for inclusion within the SHLAA.	Appleton	Residential curtilage	Green Belt - Not Assessed
1863	Bradley Hall	Bradley Hall, Appleton, Warrington	86.11	Nominated for inclusion within the SHLAA.	Appleton	Agricultural	Green Belt - Not Assessed
1866	Greater Shepcroft Farm	Greater Shepcroft Farm, Stretton, Warrington, WA4 3PL	66.54	Nominated for inclusion within the SHLAA.	Appleton	Agricultural	Green Belt - Not Assessed
1885	Dingle Farm	Dingle Lane, Appleton	1.98	Nominated for inclusion within the SHLAA.	Appleton	Agricultural / Commercial	Green Belt - Not Assessed
1563	Arpley Meadows southern former landing stage	Arpley Meadows	7.79	Nominated for inclusion within the SHLAA.	Bewsey & Whitecross	Vacant land	Green Belt - Not Assessed
1828	Curtlage of Lower Farm Lodge	Hermitage Green Lane	0.03	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Burtonwood & Winwick	Residential curtilage	Green Belt - Not Assessed
1534	Land to the south of Lumber Lane	Lumber Lane, Burtonwood	5.63	Nominated for inclusion within the SHLAA.	Burtonwood & Winwick	Agricultural	Green Belt - Not Assessed
1654	Land bounded by Green Lane / Lumber Lane / Phipps Lane / Winsford Drive, Burtonwood	Green Lane / Lumber Lane / Phipps Lane / Winsford Drive, Burtonwood	11.5	Nominated for inclusion within the SHLAA.	Burtonwood & Winwick	Agricultural	Green Belt - Not Assessed
1655	Land West of Phipps Lane	Land West of Phipps Lane, Burtonwood	7.35	Nominated for inclusion within the SHLAA.	Burtonwood & Winwick	Agricultural	Green Belt - Not Assessed
1656	Lumbers Lane / Forshaw's Lane / Phipps Lane	Lumbers Lane / Forshaw's Lane / Phipps Lane, Burtonwood	10.4	Nominated for inclusion within the SHLAA.	Burtonwood & Winwick	Agricultural	Green Belt - Not Assessed
1519	Howards Transport Limited	Robins Lane, Culcheth, WA3 4AE	0.35	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	Commercial	Green Belt - Not Assessed
1806	Land adj to 220 Stone Pitt Lane	Land adj to 220 Stone Pitt Lane	0.5	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Culcheth, Glazebury & Croft	Agricultural	Green Belt - Not Assessed
1505	Land at the junction of Warrington Rd / Jennet's Lane	Land at the junction of Warrington Rd / Jennet's Lane	1.94	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	Agricultural	Green Belt - Not Assessed
1522	Land west of and to the rear of 39 - 49 Brookfield	Brookfield Rd, Culcheth	4.47	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	Agricultural	Green Belt - Not Assessed
1623	Land to the West of Abbey Close, Heath Farm, Croft	Land to the West of Abbey Close, Heath Farm, Croft	2.79	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	Agricultural	Green Belt - Not Assessed
1642	Land to the North of Culcheth Hall Drive, east of Withington Avenue and Doerford Close, Culcheth	Land to the North of Culcheth Hall Drive, east of Withington Avenue and Doerford Close, Culcheth	69.12	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	Agricultural	Green Belt - Not Assessed
1554	Land at Glazebury WwtW	South of Hawthorne Avenue	4.89	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	Agricultural	Green Belt - Not Assessed
1567	Land at Warrington Road / Hawthorne Avenue, Culcheth	Land at Warrington Road / Hawthorne Avenue, Culcheth	0.28	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	Vacant land	Green Belt - Not Assessed
1568	Land at Warrington Road, Glazebury (rear of Nos 134 - 182)	Land at Warrington Road, Glazebury (rear of Nos 134 - 182)	1.71	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	Agricultural	Green Belt - Not Assessed
1608	Land off Chadwick Avenue, Croft	Land off Chadwick Avenue, Croft	3.7	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	Open space	Green Belt - Not Assessed
1609	Land at Kinknall Hall Farm	West of Hob Hey Lane and to the rear of Nos 76 to 104 Wiggshaw Lane, Culcheth	3.08	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	Agricultural	Green Belt - Not Assessed
1634	Former planting site	West of Spring Lane (south of Croft riding school)	2.37	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	Redundant tree farming land	Green Belt - Not Assessed
1635	Former planting site	East of Spring Lane (south west of Croft riding school)	0.91	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	Redundant tree farming land	Green Belt - Not Assessed
1511	Land West of Orchard House	Waste Lane, Thelwall	0.22	Nominated for inclusion within the SHLAA.	Grappenhall & Thelwall	Redundant Stable and Paddock	Green Belt - Not Assessed

# Appendix One - Schedule 1 'Discounted Green Belt Sites'

SHLAA Ref	Site Name	Site Address	Site Area (Ha)	Source	Ward Name	Existing Use	Concluding Recommendation?
1623	Land West of Highfields Stables	Off Highfield Stables, Weaste Lane	0.68	Nominated for inclusion within the SHLAA.	Grappenhall & Thelwall	Agricultural	Green Belt - Not Assessed
1624	Land South of Highfield Stables	Off Highfield Stables, Weaste Lane	1.15	Nominated for inclusion within the SHLAA.	Grappenhall & Thelwall	Agricultural	Green Belt - Not Assessed
1625	Land North of Highfield Stables	Weaste Lane, Thelwall	1.18	Nominated for inclusion within the SHLAA.	Grappenhall & Thelwall	Agricultural	Green Belt - Not Assessed
1626	Land south of 128, Weaste Lane	Off Highfield Stables, Weaste Lane	0.93	Nominated for inclusion within the SHLAA.	Grappenhall & Thelwall	Agricultural	Green Belt - Not Assessed
1627	Land North of Weaste Lane	Weaste Lane, Thelwall	4.69	Nominated for inclusion within the SHLAA.	Grappenhall & Thelwall	Agricultural	Green Belt - Not Assessed
1628	Land to the rear of 27 - 47 Weaste Lane	Weaste Lane, Thelwall	1.43	Nominated for inclusion within the SHLAA.	Grappenhall & Thelwall	Agricultural	Green Belt - Not Assessed
1618	Land south east of Deans Lane, Thelwall	Land south east of Deans Lane, Thelwall, WA4 2TN	16.68	Nominated for inclusion within the SHLAA.	Grappenhall & Thelwall	Agricultural	Green Belt - Not Assessed
1865	Thelwall Heyes Farm	Thelwall Heyes Farm, Grappenhall, Warrington, WA4 2TS	21.64	Nominated for inclusion within the SHLAA.	Grappenhall & Thelwall	Agricultural	Green Belt - Not Assessed
1738	Fosters Croft	Church Lane, Hatton, WA4 5NX	0.12	Nominated for inclusion within the SHLAA.	Hatton, Stratton & Walton	Vacant land	Green Belt - Not Assessed
1611	Land to the east of Walton Lea Road, Higher Walton	Land to the east of Walton Lea Road, Higher Walton	3.23	Nominated for inclusion within the SHLAA.	Hatton, Stratton & Walton	Agricultural	Green Belt - Not Assessed
1600	Greenscene	Burford Lane, Broomedge, Warrington	0.39	Nominated for inclusion within the SHLAA.	Lymm	Retail	Green Belt - Not Assessed
1504	Land off Thirmere Drive	Land off Thirmere Drive, Lymm	0.4	Nominated for inclusion within the SHLAA.	Lymm	Vacant land	Green Belt - Not Assessed
1545	Rushgreen Rd, Lymm	Land east of Thirmere Drive, Lymm	22.5	Nominated for inclusion within the SHLAA.	Lymm	Agricultural	Green Belt - Not Assessed
1557	Large field to the east and south of Reddish Lane	Reddish Lane, Lymm	3.1	Nominated for inclusion within the SHLAA.	Lymm	Agricultural	Green Belt - Not Assessed
1558	Field to the west of Reddish Lane	Reddish lane, Lymm	3	Nominated for inclusion within the SHLAA.	Lymm	Agricultural	Green Belt - Not Assessed
1565	Land west of Reddish Crescent, Lymm	Land west of Reddish Crescent, Lymm	3.08	Nominated for inclusion within the SHLAA.	Lymm	Agricultural	Green Belt - Not Assessed
1612	Northern Farms Ltd - Cherry Lane / Booths Lane, Lymm	Cherry Lane / Booths Lane, Lymm	40.3	Nominated for inclusion within the SHLAA.	Lymm	Agricultural	Green Belt - Not Assessed
1620	Recycling premises	Off Camsley Lane, Lymm	0.9	Nominated for inclusion within the SHLAA.	Lymm	Recycling premises	Green Belt - Not Assessed
1229	Land fronting Pool Lane	Junction of Pool Lane / Warrington Rd, Statham	0.14	Nominated for inclusion within the SHLAA.	Lymm	Scrub woodland	Green Belt - Not Assessed
1891	Land fronting Pool Lane	North & west of Pool Farm, Pool Lane, Statham	1.6	Nominated for inclusion within the SHLAA.	Lymm	Agricultural	Green Belt - Not Assessed
1621	Land immediately surrounding Pool Farm	Pool Lane / Oldfield Road, Statham	0.5	Nominated for inclusion within the SHLAA.	Lymm	Curtilage	Green Belt - Not Assessed
1527	Land fronting Pool Lane (north - adjacent pumping station)	Pool Lane, Statham	0.27	Nominated for inclusion within the SHLAA.	Lymm	Agricultural	Green Belt - Not Assessed
1622	Land between Oldfield Road and Warrington Road	Land between Oldfield Road and Warrington Road, Statham	1.43	Nominated for inclusion within the SHLAA.	Lymm	Vacant land	Green Belt - Not Assessed
1528	Land adjacent to and west of Statham Community Primary School	Warrington Road, Statham	6.77	Nominated for inclusion within the SHLAA.	Lymm	Agricultural	Green Belt - Not Assessed
1638	Hampson Nursery	Fronting Burford Lane, Lymm	3	Nominated for inclusion within the SHLAA.	Lymm	Vacant / disused site	Green Belt - Not Assessed
1886	Land at Cheery Lane, Lymm	Adj 144 Cherry Lane, Lymm	0.91	Nominated for inclusion within the SHLAA.	Lymm		Green Belt - Not Assessed
1888	Land at Sutch Lane	Land at Sutch Lane, Lymm	2.55	Nominated for inclusion within the SHLAA.	Lymm		Green Belt - Not Assessed
1629	Expanse of land to the west of Penketh Hall Farm	Penketh, Warrington	18.82	Nominated for inclusion within the SHLAA.	Penketh & Cuedley	Agricultural	Green Belt - Not Assessed
1630	Penketh Hall Farm Site C	South of Station Rd, Penketh	17.47	Nominated for inclusion within the SHLAA.	Penketh & Cuedley	Agricultural	Green Belt - Not Assessed
1503	Cleavelands Farm	Moss Side Lane, Rixton	1.4	Nominated for inclusion within the SHLAA.	Rixton & Woolston	Redundant Farm	Green Belt - Not Assessed
1508	Ramswood Nursery	Manchester Rd	1.92	Nominated for inclusion within the SHLAA.	Rixton & Woolston	Commercial	Green Belt - Not Assessed

SHLAA Ref	Site Name	Site Address	Site Area (Ha)	Source	Ward Name	Existing Use	Concluding Recommendation?
1514	Land off A57 Manchester Rd, Hollins Green	Land off A57 Manchester Rd, Hollins Green	7.54	Nominated for inclusion within the SHLAA.	Rixton & Woolston	Vacant land	Green Belt - Not Assessed
1525	Land north of Bank Street, Glazebrook	Land north of Bank Street, Glazebrook	10.83	Nominated for inclusion within the SHLAA.	Rixton & Woolston	Agricultural	Green Belt - Not Assessed
1632	Brush Farm, Glazebrook Lane	Brush Farm, Glazebrook Lane, WA3 5BD	1.69	Nominated for inclusion within the SHLAA.	Rixton & Woolston	Agricultural	Green Belt - Not Assessed
1631	Land south and west of Vetch Close	Off Bank Street, Glazebrook	5.07	Nominated for inclusion within the SHLAA.	Rixton & Woolston	Agricultural	Green Belt - Not Assessed
1526	Former camp site at Glazebrook	Off Bank Street, Glazebrook	6.7	Nominated for inclusion within the SHLAA.	Rixton & Woolston	Vacant land	Green Belt - Not Assessed



Appendix Two - Schedule 2 'Now Completed Sites'

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Application Reference	GF / PDL	Gross capacity?	Previous completions	2008/09	Concluding Recommendation?
943	Land to r/o 'Cary', St Matthews Close	Land to r/o 'Cary', St Matthews Close, Appleton	Appleton	0.12	A02/45706	PDL	1		1	Now complete.
1017	Plot to r/o 248 London Road	Land to r/o 248 London Road, Appleton	Appleton	0.05	2006/07595	PDL	1		1	Now complete.
1236	The Lodge	Houghts Lane, Higher Walton, Warrington, WA4 5LJ	Appleton	0.30	2005/06639	PDL	1		1	Now complete.
1316	Cullen House	Cann Lane South, Appleton	Appleton	0.19	2006/08157	PDL	2		2	Now complete.
1442	12, Delphfields Road	12, Delphfields Road, Appleton, Warrington, WA4 5BY	Appleton	0.13	2007/12120	PDL	1		1	Now complete.
2024	16, Delphfields Road,	16 Delphfields Road, Appleton, Warrington, WA4 5BY	Appleton	0.07	2008/12952	PDL	1		1	Now complete.
1150	Saxon Park of Forrest Way (Monks Hall Devt)	Off Liverpool Road, Warrington	Bewsey & Whitecross	11.07	A02/46613	PDL	365	270	95	Now complete.
1207	Land adjacent to 70 Bewsey Street	Bewsey Street, Warrington	Bewsey & Whitecross	0.14	2006/08553	PDL	18		18	Now complete.
1317	48 Arpley Street	Arpley Street, Warrington, WA1 1LF	Bewsey & Whitecross	0.02	2006/08283	PDL	1		1	Now complete.
1430	341a, Lovely Lane	341a, Lovely Lane, Warrington, WA5 0AF	Bewsey & Whitecross	0.01	2007/11616	PDL	1		1	Now complete.
897	Hall Lane Farm	Hall Lane Farm, Burtonwood	Burtonwood & Winwick	0.01	A02/44471	GF	1		1	Now complete.
1006	Applegarth	Goborne Road, Winwick	Burtonwood & Winwick	0.15	2003/00120	PDL	1		1	Now complete.
1062	Clayton House Farm	Alder Lane, Burtonwood	Burtonwood & Winwick	0.16	2003/00144	PDL	3		3	Now complete.
1210	Dovedale and The Lodge	Lumber Lane Burtonwood WA5 4AT	Burtonwood & Winwick	0.89	2005/05597	PDL	2		2	Now complete.
1313	6 Beechwood Lane	Culcheth, Warrington	Culcheth, Glazebury & Croft	0.24	2006/08105	PDL	1		1	Now complete.
1354	52 Common Lane	Culcheth	Culcheth, Glazebury & Croft	0.13	2007/09909	PDL	1		1	Now complete.
1408	Orford Barn	Lady Lane, Croft, Warrington, WA3 7AY	Culcheth, Glazebury & Croft	0.15	2007/10416	GF	1		1	Now complete.
1436	125, Stone Pit Lane	125, Stone Pit Lane, Croft, Warrington, WA3 7DX	Culcheth, Glazebury & Croft	0.09	2007/11971	PDL	1		1	Now complete.
2018	Church Farm	Church Farm, Glazebury Lane, Glazebury, WA3 5AY	Culcheth, Glazebury & Croft	0.11	2008/12836	PDL	1		1	Now complete.
1087	Former Tynsley Wire Works	Dalton Bank, Warrington	Fairfield & Howley	3.97	A03/46992	PDL	197	191	6	Now complete.
1231	12 Marsh Street	Warrington, WA1 3QA	Fairfield & Howley	0.01	2005/06282	PDL	2		2	Now complete.
1330	Spar Stores	102 Willis Street, WA1 3QG	Fairfield & Howley	0.01	2006/09464	PDL	1		1	Now complete.
1353	16 Marsh House Lane,	Warrington, WA1 3QY	Fairfield & Howley	0.01	2007/09785	PDL	1		1	Now complete.
1079	Thelwall New Road Industrial Estate	Thelwall, Warrington	Grappenhall & Thelwall	0.95	2006/08672	PDL	41	38	3	Now complete.
1167	90 Knutsford Road	Grappenhall, Warrington	Grappenhall & Thelwall	0.02	2004/04661	PDL	2		2	Now complete.
1300	1 Massey Hall Cottage	Waste Lane Thelwall Warrington WA4 3JH	Grappenhall & Thelwall	0.07	2006/09485	PDL	1		1	Now complete.

# Appendix Two - Schedule 2 'Now Completed Sites'

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Application Reference	GF / PDL	Gross capacity?	Previous completions	2008/09	Concluding Recommendation?
1413	The Bungalow	Yew Tree Farm Broad Lane Grappenhall Warrington WA4 3HT	Grappenhall & Thekwall	1.56	2003/01495	GF	1		1	Now complete.
1160	Lingley Autos	Lingley Road, Great Sankey, Warrington	Great Sankey North	0.29	2007/10939	PDL	15		15	Now complete.
1241	Halton Hall Farm	Warrington Road Warrington WA4 5NU	Halton, Stretton & Walton	0.02	2004/04234	GF	1		1	Now complete.
1209	8 Thekwall Lane	Warrington, WA4 1LH	Latchford East	0.01	2005/05517	PDL	2		2	Now complete.
1216	45 Rock Road	WA4 1QG	Latchford East	0.20	2005/05871	PDL	1		1	Now complete.
1117	125 Wilderspool Causeway	Warrington	Latchford West	0.05	2004/02288	PDL	5		5	Now complete.
919	Mayfield Court	Cherry Lane, Lymm	Lymm	0.09	2006/07659	PDL	6		6	Now complete.
975	Foxley Lodge	240 Higher Lane, Lymm	Lymm	1.10	95/94293	PDL	2		2	Now complete.
1303	Land at corner of Greenwood Rd and The Crescent	Lymm, Warrington	Lymm	0.04	2006/07420	PDL	1		1	Now complete.
1304	Land off Spring Lane	Lymm, Cheshire	Lymm	0.02	2006/07493	PDL	1		1	Now complete.
1325	26 Lakeside Road	Lymm, WA13 0QE	Lymm	0.17	2006/08846	PDL	1		1	Now complete.
1344	28 Lakeside Road	Lymm, WA13 0QE	Lymm	0.16	2006/09651	PDL	1		1	Now complete.
1409	41, Whitbarrow Road	Lymm, WA139AW	Lymm	0.09	2007/11176	PDL	1		1	Now complete.
1414	14, Brookfield Road,	Lymm, WA130QJ	Lymm	0.12	2008/13762	PDL	1		1	Now complete.
1435	5, Dinglebank Close	5, Dinglebank Close, Lymm, WA130QR	Lymm	0.04	2007/11961	PDL	1		1	Now complete.
1438	92 Sandy Lane	92 Sandy Lane Lymm	Lymm	0.04	2007/12014	PDL	1		1	Now complete.
1030	Land at Orford War Memorial	off Longfield Rd, Orford	Orford	0.24	2004/04182	PDL	7	4	3	Now complete.
901	The Barn	Holly Bush Lane, Rixton	Rixton & Woolston	0.13	A0246020	GF	1		1	Now complete.
1037	Greymist House	97 Manchester Road, Woolston	Rixton & Woolston	0.08	2007/11256	PDL	1		1	Now complete.
929	Land adj 44 Chester Road	Stockton Heath	Stockton Heath	0.10	2007/10598	PDL	1		1	Now complete.
1103	Garage @ Mitchell Street	Stockton Heath, Warrington	Stockton Heath	0.04	2003/01250	PDL	6		6	Now complete.
1416	2, Carlton Street	2, Carlton Street, Stockton Heath, WA4 6LX	Stockton Heath	0.05	2007/11075	PDL	1		1	Now complete.
2032	71, Whitefield Road	71, Whitefield Road, Stockton Heath, Warrington, WA4 6NA	Stockton Heath	0.05	2008/13210	PDL	2		2	Now complete.
2040	4, Rossett Close	4, Rossett Close, Callands, WA5 9SS	Westbrook	0.02	2008/13469	PDL	1		1	Now complete.
	<b>TOTAL</b>			<b>23.78</b>			<b>710</b>	<b>503</b>	<b>207</b>	



Appendix Three - Schedule 3 'Unsuitable Sites'

SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	GF / PDL	Is the nature of the site such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers?	Comments	Is the site considered to be suitable?	Reasoning for conclusion on suitability	Concluding Recommendation?
1770	Land adjacent to 332 London Road	London Road	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Appleton	0.02	PDL	No	Application 2003/00746 was refused, a decision upheld on appeal, on the grounds that the proposal would result in the over-development of the site and entail an unacceptable loss of privacy for adjoining properties. There has been no relaxation of privacy / separation standards and it is unlikely therefore that a dwelling could be accommodated on this site without a detrimental impact on the amenity of adjacent occupiers.	No	Site is in a sustainable location in an established residential area. The nature of the site is such however that it could not be developed without a detrimental impact on the amenity of adjacent occupiers and could not secure an appropriate level of amenity for potential occupiers. With little or arguably no scope to overcome this, and a relaxation of standards to the degree required for this site unlikely, the site is considered unsuitable for residential development.	Unsuitable
1774	Land to the rear of 54- 68 Bridge Lane	Land to the rear of 54- 68 Bridge Lane	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Appleton	0.19	PDL	No	The strict application of the Council's privacy standards appear to render the majority of the site as undevelopable. Local concerns were raised during consultation on a previous application (2003/01171) regarding loss of privacy - an application which was later withdrawn.	No	Site is in a sustainable location in an established residential area. The nature of the site is such however that it could not be developed without having a detrimental impact on the amenity of adjacent occupiers. In the absence of any change in circumstances in relation to privacy / separation distances, the site is considered unsuitable for residential development.	Unsuitable
1783	Land at junction of Clydesdale Road / Dingleway	Land at junction of Clydesdale Road / Dingleway	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Appleton	0.02	PDL	No	A previous application (A03/46886) for a single residential unit was refused on the basis that it would result in the overdevelopment of the site. The site is simply too small to be able to accommodate a dwelling within accepted privacy standards.	No	Site is in a sustainable location in an established residential area. The nature of the site is such however that it could not be developed without a detrimental impact on the amenity of adjacent occupiers and could not secure an appropriate level of amenity for potential occupiers. With little or arguably no scope to overcome this, and a relaxation of standards to the degree required for this site unlikely, the site is considered unsuitable for residential development.	Unsuitable
1562	Curtilage of 2 Waterside	2 Waterside, Appleton, W44 3BS	Nominated for inclusion within the SHLAA.	Appleton	0.02	PDL	No	The strict application of the Council's privacy standards appear to render the majority of the site as undevelopable. It is therefore difficult to see how the site could be developed without overshadowing the adjacent properties.	No	Site is in a sustainable location in an established residential area. The nature of the site is such however that it could not be developed without a detrimental impact on the amenity of adjacent occupiers and could not secure an appropriate level of amenity for potential occupiers.	Unsuitable
1555	Land south of Bewsey Pumping Station	Land south of Bewsey Pumping Station	Nominated for inclusion within the SHLAA.	Bewsey & Whitecross	0.16	GF	Yes	Subject to acceptable layout / design.	No	Site is in a sustainable location close to but severed from an established residential area.	Unsuitable

# Appendix Three - Schedule 3 'Unsuitable Sites'

SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	GF / PDL	Is the nature of the site such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers?	Comments	Is the site considered to be suitable?	Reasoning for conclusion on suitability	Concluding Recommendation?
										The nature of the site is such that it could likely be developed to ensure a sufficient level of amenity for the proposed occupiers, subject to layout and design. The site is however subject to a large number of significant constraints. Even if these could be overcome development of the site would result in an undesirable precedence - loss of Sankey Valley Park land. The site is therefore considered unsuitable for residential development.	
1578	Central green at Massey Avenue cul-de-sac	Massey Avenue, off Lewis Avenue, Dailam	Nominated for inclusion within the SHLAA.	Bewsey & Whitecross	0.13	PDL	Yes	Subject to acceptable layout / design.	No	Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers. Whilst the recreation and amenity value of the site has been eroded through the site being covered with hard standing, the space is nevertheless an important feature in the street scene constituting a focal point around which housing has been placed. It is considered that the loss of the feature would have a detrimental impact on the character of the area and therefore be unacceptable. In the absence of any obvious solutions to overcome this issue the site has therefore been deemed unsuitable.	Unsuitable
1581	Land at junction of Bramhall Street / Liverpool Road	Land at junction of Bramhall Street / Liverpool Road	Nominated for inclusion within the SHLAA.	Bewsey & Whitecross	0.09	GF	Yes	Subject to acceptable layout / design.	No	Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers. Development of the site would result in the unacceptable loss of an amenity area which makes an important contribution to the character of the wider area. Whilst this would normally be viewed as a constraint, on this occasion, in the absence of any obvious solution, it is considered a sufficient reason to conclude that the site is unsuitable.	Unsuitable
1595	Clippages Crescent Garages	Western end of Clippages Crescent to rear of No.s 10 -13	Nominated for inclusion within the SHLAA.	Bewsey & Whitecross	0.14	PDL	Yes	Subject to acceptable layout / design.	No	Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed	Unsuitable

# Appendix Three - Schedule 3 'Unsuitable Sites'



SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	GF / PDL	Is the nature of the site such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers?	Comments	Is the site considered to be suitable?	Reasoning for conclusion on suitability	Concluding Recommendation?
1837	Land at junction of Lewis Avenue / Summerfield Avenue	Land at junction of Lewis Avenue / Summerfield Avenue, Dallam	Identified for inclusion within the SHLAA via a desktop study.	Bexsey & Whitecross	0.04	PDL	No	It is considered that the site could not be developed without having a detrimental impact on the amenity of adjacent occupiers to the rear (Nos. 242 & 244 Longshaw Street) due to insufficient separation distances. Site therefore considered unsuitable.	No	with no detrimental impact on the amenity of adjacent occupiers but there are doubts as to whether a sufficient level of amenity could be secured for the proposed occupiers given the proximity to the railway and electrical sub station.	Unsuitable
1763	Land adjacent 16 Oak Street	Oak Street, Croft	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Culcheth, Glazebury & Croft	0.02	PDL	No	Previous application (2003/00166) was refused because the proposed development would cause an unreasonable loss of amenity for the occupiers of the adjacent property.	No	Site is in a sustainable location in an established residential area but it is not considered (owing to planning history) that it could be developed without having a detrimental impact on the amenity of adjacent occupiers. A previous application was refused on these grounds alongside concerns on the grounds alongside concerns development of the site would lead to an unacceptable increase in on-street parking. Site therefore considered unsuitable.	Unsuitable
1777	Curtliffs of 58 Twiss Green Lane	58 Twiss Green Lane	Identified for inclusion within the SHLAA via a desktop study.	Culcheth, Glazebury & Croft	0.03	PDL	No	Previous application (2003/01463) was refused because it was considered that the siting of a dwelling within the application site would result in a detrimental impact on the character and visual amenity of the surrounding area and the level of amenity currently enjoyed by surrounding residential occupiers.	No	Site is in a sustainable location in an established residential area but it is not considered (owing to planning history) that it could be developed without having a detrimental impact on the amenity of adjacent occupiers. Site therefore considered unsuitable.	Unsuitable
1600	Charnock Road (west) garage site	western end of Charnock Rd cul-de-sac, off Warrington Road, Culcheth	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	0.06	PDL	No	Cramped site located to the rear of a row of commercial properties. It is not considered that the site could be developed to ensure a sufficient level of amenity for the proposed occupiers.	No	Site is in a sustainable location, is not precluded by any development plan policies but the cramped nature of the site is such that it could not be developed to ensure a sufficient level of amenity for proposed occupiers.	Unsuitable
1841	Matthews / Fothergill Street lock up garages	Off Matthews or Fothergill Street	Identified for inclusion within the SHLAA via a desktop study.	Fairfield & Howley	0.06	PDL	No	Planning history indicates that the back land nature of the site is such that if developed it would adversely affect the amenity of existing adjacent properties.	No	Site is in a sustainable location in an established residential area. The nature of the site is such however that it could not be developed without having a detrimental impact on the amenity of adjacent occupiers.	Unsuitable

# Appendix Three - Schedule 3 'Unsuitable Sites'

SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	GF / PDL	Is the nature of the site such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers?	Comments	Is the site considered to be suitable?	Reasoning for conclusion on suitability	Concluding Recommendation?
1583	Central green at Greenway cul-de-sac	Greenway cul-de-sac, off Hall Terrace, Great Sankey	Nominated for inclusion within the SHLAA.	Great Sankey North	0.28	GF	No	Whilst individual amenity would not be jeopardised owing to privacy standards being capable of achievement, the site is currently an attractive open space, overlooked by several properties, and its loss would significantly harm the character of the wider area.	No	Site is in a sustainable location in an established residential area. Whilst an open space assessment may demonstrate that the recreational value of the space is limited in that it may be surplus, it would be extremely difficult to justify the loss of the open space in relation to its value as a townscape feature (an attractive open space that constitutes a focal point) in contributing to the character of the surrounding area.	Unsuitable
1776	Land adj 487 London Road	Land adj 487 London Road	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Hatton, Stretton & Walton	0.05	PDL	No	Previous application (2003/01421) refused on the grounds that the development would result in an undesirable over development of the site in that a new dwelling would inevitably cause a loss of light and be oppressive to the adjacent property no. 487 London Road.	No	Site is in a sustainable location in an established residential area. The nature of the site is such however that it could not be developed without a detrimental impact on the amenity of adjacent occupiers or to ensure a sufficient level of amenity for the proposed occupiers. Furthermore there are concerns in relation to site access and with no alternative options unlikely that development of the site could be considered suitable.	Unsuitable
1782	Adj The Hawthorns, Pool Lane	Pool Lane, Walton	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Hatton, Stretton & Walton	0.05	PDL	Yes	n/a	No	Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers. Whilst it appears that a satisfactory access onto Pool Lane could be achieved there are concerns in relation to the increased traffic generation onto Pool Lane and Chester Road beyond. The site has therefore been determined unsuitable.	Unsuitable
1789	Land west of 1 Marbury Street	Marbury Street	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Latchford West	0.04	PDL	No	It is not considered that the site could be developed without having a detrimental impact on the amenity of existing properties. Irregular site shape and likely need for elevated floor levels to counter flooding considered to exacerbate issues.	No	Site is in a sustainable location in an established residential area but there are concerns whether it could be developed without having a detrimental impact on the amenity of adjacent occupiers.	Unsuitable
1856	Lock up garages off Barry Street	Off Barry Street	Identified for inclusion within the SHLAA via a desktop study.	Latchford West	0.05	PDL	No	Considered that development would result in a loss of light and overshadowing of the adjacent sheltered housing scheme given that the ground and first floor habitable room side elevation windows.	No	Site is in a sustainable location within an established residential area and is not precluded by any development plan policies. The nature of the site is such however that it may not be capable of development without having a detrimental impact on the amenity of adjacent occupiers. There are also concerns that the loss of existing garages may	Unsuitable



SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	GF / PDL	Is the nature of the site such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers?	Comments	Is the site considered to be suitable?	Reasoning for conclusion on suitability	Concluding Recommendation?
1583	Corbet Street garage plots	Off Corbet Avenue, Orford	Nominated for inclusion within the SHLAA.	Orford	0.07	PDL	No	It is not considered that this site could be developed ensuring a sufficient level of amenity for the proposed occupiers - development would be unable to achieve the required 2m privacy and daylight separation distances between new and existing properties.	No	result in an unacceptable increase in on-street parking. Site is in a sustainable location within an established residential area and is not precluded by any development plan policies. The nature of the site is such however that it may not be capable of development without having a detrimental impact on the amenity of adjacent occupiers. There are also concerns that the loss of existing garages may result in an unacceptable increase in on-street parking.	Unsuitable
1849	Lock up garages to the rear of Nos 40 - 43 Anderson Close	Rear of Nos 40 - 43 Anderson Close	Identified for inclusion within the SHLAA via a desktop study.	Poulton North	0.06	PDL	No	There are concerns whether the site could be developed within acceptable separation distances and therefore whether the site could be developed without a loss of amenity for existing occupiers.	No	Site is in a sustainable location in an established residential area but there are concerns whether it could be developed without having a detrimental impact on the amenity of adjacent occupiers. In the absence of more detailed design work to alleviate these concerns the site is considered to be unsuitable. There are also concerns in relation to an increase in on-street parking jeopardising highway safety as a consequence of the loss of the garages for off-street parking.	Unsuitable
1586	Land at Harrier Road, Padgate	Land between Harrier Road and Blackbrook Avenue	Nominated for inclusion within the SHLAA.	Poulton North	1.19	GF	Yes	Subject to acceptable layout / design.	No	Site is in a sustainable location in an established residential area but there are concerns whether it could be developed without having a detrimental impact on the character / amenity of the wider area within which it is located.	Unsuitable
1537	Paddington Lock House	Off Wilkinson Avenue	Nominated for inclusion within the SHLAA.	Poulton South	0.05	PDL	No	It is not considered that privacy / separation distances can be adequately achieved.	No	Site is in a sustainable location in an established residential area. It is not considered however that the site could be developed without having a detrimental impact on the amenity of adjacent occupiers because privacy / separation distances could not be achieved.	Unsuitable
1834	Glazebrook Country Club	Bank Street, Glazebrook	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Rixton & Woolston	0.6	PDL	Yes	n/a	No	Whilst previous development proposals have sought to convert the existing building, owing to its location within the Green Belt, a previous application (2006/09695) was refused because the existing building was not considered to be capable of conversion in the	Unsuitable

# Appendix Three - Schedule 3 'Unsuitable Sites'

SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	GF / PDL	Is the nature of the site such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers?	Comments	Is the site considered to be suitable?	Reasoning for conclusion on suitability	Concluding Recommendation?
1811	Land at end of Greymist Avenue	Greymist Avenue, Woolston	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Rixton & Woolston	0.04	PDL	No	Concerns that a dwelling could not be accommodated without causing a loss of light and being oppressive to the existing adjacent properties. Previous application for a residential dwelling (2005/06368) refused owing to similar concerns.	No	form proposed without major or complete reconstruction. Conversions which require major or complete reconstruction amount to inappropriate development. In the absence of confirmation that the building can be converted the site is considered unsuitable.	Unsuitable
1642	Bewsey Old Hall	Bewsey Farm Close, Warrington	Nominated for inclusion within the SHLAA.	Whittle Hall	3.03	GF / PDL	Yes	Subject to acceptable layout / design.	No	Site is in a sustainable location in an established residential area but there are concerns whether it could be developed without having a detrimental impact on the amenity of adjacent occupiers. In the absence of more detailed design work to alleviate these concerns the site is considered to be unsuitable.  An application (2007/10550) for the conversion of the Hall into 7 apartments alongside the erection of 48 new apartments was refused by the Council in July 2008. Reasons included the incompatibility of residential in the semi-rural parkland setting in addition to concerns about the detrimental impact on the historic asset and its setting.	Unsuitable



Appendix Four - Schedule 4 'Suitable but Constrained'

SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	GF / PDL	Is the site considered to be suitable?	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Concluding Comments
1603	Warrington RUFC Site	Bridge Lane, Appleton	Nominated for inclusion within the SHLAA.	Appleton	2.75	GF	Yes	Yes	Development of the site may result in an unacceptable loss of recreational open space and playing fields.	An open space assessment to determine the recreational value of the site. Consultation with Sport England regarding the loss of playing fields.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1582	Land between Hilton Crescent and Wood Lane	Between Hinton Crescent and Wood Lane	Nominated for inclusion within the SHLAA.	Appleton	0.14	PDL	Yes	Yes	Garages remain in active use for off-street parking. Their loss may result in an unacceptable increase in on-street parking. Development may also prevent access to the rear of existing properties which similar to the loss of garages could result in an unacceptable increase in on-street parking.	An assessment of the potential implications for on-street parking resulting from the loss of garages and prevention of vehicular access to the rear of existing properties. Exploration of whether easement arrangements have been granted and whether if so these render the development of the site unfeasible.	Site is considered suitable but is evidently, based on the planning history, subject to constraints and can not be considered deliverable or developable at this time. Site to be reviewed on an annual basis.
1715	Spectra Building & Driveline golf range	South of Centre Park business park.	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	Bewsey & Whitecross	16.65	PDL	Yes	Yes	Flood risk - site is within zone 3. Access and traffic generation.	More detailed discussions with the Environment Agency, WBC Highways.	Site is considered suitable but is currently constrained. Site to be kept within future assessments and assumptions revisited annually owing to corporate aspirations to redevelop this site and the wider waterfront area.
1758	Land at junction of Wilson Patten Street / Wimmerleigh Street	Wilson Patten Street / Wimmerleigh Street	Identified for inclusion within the SHLAA via a desktop study.	Bewsey & Whitecross	0.16	PDL	Yes	Yes	Flood risk - site is within flood zone 3.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1798	Mr Smiths (Synergy) Night Club	Wilson Patten Street	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	Bewsey & Whitecross	0.52	PDL	Yes	Yes	Flood risk - site is within flood zone 3.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome.	Site is considered suitable but development is currently constrained. Despite previous interest in developing this site as part of a mixed use scheme, the site is in active use and has recently undergone major refurbishment and hence investment. With no indication at present to suggest that it will be available for residential or mixed use development within the plan period the site will be removed from future reviews and archived as discounted.
1816	Land at Allen Street	Land at Allen Street	Identified for inclusion within the SHLAA via a desktop study.	Bewsey & Whitecross	0.04	GF	Yes	Yes	Open space / amenity value of the site. Whilst an open space assessment may demonstrate that the recreational value of the space is limited in that it may be surplus, it would be extremely difficult to justify the loss of the open space in relation to its value as a townscape feature in contributing to the character of the surrounding area. The open nature and mature landscaping (mature trees to the rear of the site) arguably makes an important contribution to the character of the wider area.	More detailed assessment of the amenity value of the site - ultimately the only test would be a formal planning application.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis. Whilst a single dwelling was approved in the early 90s the landscaping and trees have now matured and the site makes a greater contribution to the character of the area that it arguably did previously.
1819	Car park at Lifford Street / Hoyle Street	Adjacent 84 Hoyle Street	Identified for inclusion within the SHLAA via a desktop study.	Bewsey & Whitecross	0.04	PDL	Yes	Yes	Loss of car park would lead to an unacceptable increase in on-street parking.	A full assessment of the potential implications for on-street parking resulting from the loss of the car park.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.

# Appendix Four - Schedule 4 'Suitable but Constrained'

SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	GF / PDL	is the site considered to be suitable?	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Concluding Comments
1830	Former St. Lukes Church	Old Liverpool Road	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Bewsey & Whitecross	0.14	PDL	Yes	Yes	Unknown whether the building can be suitably converted. Unknown whether the site can be safely accessed, given proximity to junction to provide off-street parking. Flood risk - site is within flood zone 3.	More detailed design work as a basis for further discussions with the Borough's conservation officer and highway engineers. Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1577	Land between 2 and 5 Massey Avenue	Massey Avenue, Dallam, Warrington	Nominated for inclusion within the SHLAA.	Bewsey & Whitecross	0.08	PDL	Yes	Yes	Development of the site would result in an unacceptable loss of equipped play provision. Flood risk - site is within flood zone 3.	Delivery of alternative provision of an equivalent standard within an equally accessible distance. Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome.	Site is considered suitable but development is currently constrained. Logical to assume that given the very recent investment in developing this site for an equipped childrens play area that it is not likely to become available for development within the plan period. Site to be removed from future reviews and archived as discounted.
1541	Apley Meadows (mid parcel immediately abutting the west coast mainline)	South of WA1 1NA	Nominated for inclusion within the SHLAA.	Bewsey & Whitecross	19.57	PDL	Yes	Yes	Flood risk - whilst the majority of the site is within flood zone 1 site access / egress is within flood zone 3 which constitutes a significant constraint. Access - access to the site is constrained, infrastructure provision e.g. electricity / water / waste water etc.	Area wide flood risk solution is required. Area wide infrastructure solution is required with a significant amount of enabling infrastructure required upfront. Access solution and improved permeability of the wider area through holistic approach is required.	Site is considered suitable but development is currently constrained. Residential development is being promoted by the land owner and the Council through the publication of the Town Centre South Strategic Masterplan Framework Waterfront Final Report. Site to be reviewed on an annual basis.
1633	Apley Meadows (most western parcel)		Nominated for inclusion within the SHLAA.	Bewsey & Whitecross	29.46	PDL	Yes	Yes	Flood risk - whilst the majority of the site is within flood zone 1 site access / egress is within flood zone 3 which constitutes a significant constraint.	Area wide flood risk solution is required. Area wide infrastructure solution is required with a significant amount of enabling infrastructure required upfront.	Site is considered suitable but development is currently constrained. Residential development is being promoted by the land owner and the Council through the publication of the Town Centre South Strategic Masterplan Framework Waterfront Final Report. Site to be reviewed on an annual basis.
1571	Rosetherne Close, Sankey Bridges	Rosetherne Close, Sankey Bridges	Nominated for inclusion within the SHLAA.	Bewsey & Whitecross	0.05	GF	Yes	Yes	Development of the site may result in an unacceptable loss of open space provision. Flood risk - site is within flood zone 3.	Open space assessment and visual amenity assessment required to determine the urban green space value. Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1580	Longshaw Street Garage Plots	Longshaw Street (north-east), Dallam	Nominated for inclusion within the SHLAA.	Bewsey & Whitecross	0.13	PDL	Yes	Yes	Loss of garages / land for off-street parking could potentially lead to an unacceptable increase in on-street parking. Flood risk - site is within flood zone 3.	A full assessment of the potential implications for on-street parking resulting from the loss of the car park. Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1648	Land at Longshaw Street	Land at North West Longshaw Street, Dallam	Nominated for inclusion within the SHLAA.	Bewsey & Whitecross	1.47	GF	Yes	Yes	Flood risk - site is within flood zone 3. The recreational and amenity value of the open space is as yet undetermined.	A full assessment of the potential implications for on-street parking resulting from the loss of the car park. Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome. An open space assessment and visual amenity assessment is required.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.

# Appendix Four - Schedule 4 'Suitable but Constrained'

SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	GF / PDL	Is the site considered to be suitable?	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Concluding Comments
1845	Land fronting Kimberley Street	Land fronting Kimberley Street	Identified for inclusion within the SHLAA via a desktop study.	Bewsey & Whitecross	0.12	GF / PDL	Yes	Yes	May be considered of value in open space terms. Site is however adjacent to and overlooking Sankey Valley Park. Loss of off-street parking could potentially lead to an unacceptable increase in on-street parking.	Open space assessment. A full assessment of the potential implications for on-street parking resulting from the loss of land for off-street parking, or a development proposal which retains land for off-street parking.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1871	Wellfield Street lock up garages	North and west of 60 Wellfield Street	Identified for inclusion within the SHLAA via a desktop study.	Bewsey & Whitecross	0.16	PDL	Yes	Yes	Residential development may be precluded by inclusion within an HSE Transco pipeline consultation buffer and proximity to gas valve compound. Flood risk - site is within flood zone 3.	Discussions with the HSE in relation to inclusion within the pipeline buffer. Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome. An open space assessment and visual amenity assessment is required.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1610	Birchwood Golf Course (east of Carrington Close)	East of Carrington Close, Birchwood	Nominated for inclusion within the SHLAA.	Birchwood	1.77	GF	Yes	Yes	Site access. Undesirable loss of urban greenspace in relation to its value as a visual amenity feature in contributing to the character and appearance of the surrounding area.	Land owner would have to demonstrate that the site can be safely and conveniently accessed. Further work is also required to assess the visual amenity of the site and to demonstrate that development could be achieved without a detrimental impact on the character and appearance of the surrounding area.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1640	Land at Admirals Road, Birchwood	Land at Admirals Road, Birchwood	Nominated for inclusion within the SHLAA.	Birchwood	0.63	GF	Yes	Yes	The loss of the site for informal play space would materially worsen already poor provision within Oakwood neighbourhood.	There appears to be limited opportunities to offset the loss of the site with equally accessible alternative provision.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1535	Albion Park	Warrington Road, Glazebury	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	2.86	PDL	Yes	Yes	Loss of large and well established commercial / industrial park would result in reduced local employment opportunities.	Demonstration the continued long-term use of the site for employment purposes is unviable or unattractive. An alternative solution would be for a mixed use development proposal that retains some employment opportunities alongside housing.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1592	Eden Avenue Playground	Junction of Warrington Rd and Eden Avenue, Mee Brow	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	1.06	GF	Yes	Yes	Development of the site would result in an unacceptable loss of open space, specifically equipped play provision.	Any loss would have to be off-set through providing equivalent provision in an equally accessible location - appears limited opportunities to achieve this.	Site is considered suitable but development is currently constrained. Very valuable open space with limited opportunities to provide alternative equally accessible provision. Logical to assume that the site is unlikely to come forward within the plan period and on this basis the site is to be removed from future reviews and archived as discounted.
1891	Land to the North of Doeford Close	Land to the North of Doeford Close, Culcheth	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	2.16	GF	Yes	Yes	Inclusion within a hazardous installation zone which has historically precluded the construction of occupied buildings.	More detailed discussions with Orca Europe Ltd and HSE to ascertain whether operational changes are likely to result in a relaxation or reduction of the existing hazardous installation buffer.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1041	Harry Fairclough Ltd.	Off Howley Lane	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Fairfield & Howley	0.55	PDL	Yes	Yes	Flood Risk - Whilst the site has previously benefited from an outline planning consent (200301249) for residential development, which was not at the time precluded by flood risk, PPS25 has now come into effect and introduced a sequential and exceptions test.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome. Detailed discussions with the Environment Agency required.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.

# Appendix Four - Schedule 4 'Suitable but Constrained'

SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	GF / PDL	Is the site considered to be suitable?	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Concluding Comments
1101	Howley Quay	Howley Lane, Warrington, WA1 2OZ	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Fairfield & Howley	0.82	PDL	Yes	Yes	Flood Risk - Whilst the site has previously benefited from an outline planning consent (2003/0524) for residential development, which was not at the time precluded by flood risk, PPS25 has now come into effect and introduced a sequential and exceptions test.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome. Detailed discussions with the Environment Agency required.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1538	Land to the rear of Harbord Street	Land to the rear of Harbord Street, Warrington, WA1 2JW	Nominated for inclusion within the SHLAA.	Fairfield & Howley	0.14	PDL	Yes	Yes	Flood risk - site is within flood zone 3	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1894	College Close Amenity Area	North-west corner of College Close (adjoining south-western boundary of St. Elphins Park)	Nominated for inclusion within the SHLAA.	Fairfield & Howley	0.25	GF	Yes	Yes	Loss of garages may result in an unacceptable displacement of parking. Owing to cur-de-sac nature of College Close any further development may be deemed to generate an unacceptable increase in traffic.	Implications resulting from the loss of garages needs to be properly assessed. Discussions also needed with WBC in relation to potential impact of further traffic generation.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1702	Former Mr Clutch	Marsh House Lane	Identified for inclusion within the SHLAA via a desktop study.	Fairfield & Howley	0.09	PDL	Yes	Yes	Proximity to the railway line may create unacceptable noise and vibration levels for potential occupiers.	Detailed noise and vibration assessments would have to be conducted to alleviate concerns on these aspects.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1703	Open Space adjacent to Padgate Discount Appliances	Marsh House Lane	Identified for inclusion within the SHLAA via a desktop study.	Fairfield & Howley	0.04	GF	Yes	Yes	Presence of mature trees to the rear of the site.	Detailed design work to demonstrate that the site can be developed without the loss of the trees.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1705	Land adjacent to Warrington Motor Parts	Junction of Manchester Rd / Kingsway North	Identified for inclusion within the SHLAA via a desktop study.	Fairfield & Howley	0.24	GF	Yes	Yes	Flood risk - site is within flood zone 3.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome.	Site is considered suitable but development is currently constrained. Difficult to see how site would be attractive in its current form. Potential would be increased if brought forward with surrounding parcels of land as a comprehensive redevelopment opportunity. Site to be reviewed on an annual basis.
1707	Alford Hall Social Club overflow car park	Accessed from Bennett Avenue	Identified for inclusion within the SHLAA via a desktop study.	Fairfield & Howley	0.39	PDL	Yes	Yes	Flood risk - site is within flood zone 3. Loss of car parking provision for the adjacent social club.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome. Reprofitting parking an assessment would be needed to demonstrate that highway safety would not be jeopardised.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1709	Planned employment element of Carrington Park	Marsh House Lane	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	Fairfield & Howley	1.75	PDL	Yes	Yes	Attractive employment opportunity within inner Warrington which current policy seeks to protect. Nothing at present to suggest that it is unattractive to the market in the longer term. It is therefore logical to conclude that its employment potential will be realised.	Demonstration that the site is unattractive to the market in the longer term or surplus to requirements.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1723	Land at Hopwood Street	Hopwood Street, off Manchester Road East	Identified for inclusion within the SHLAA via a desktop study.	Fairfield & Howley	0.46	PDL	Yes	Yes	Access would have to be secured through the adjacent Dalton Bank depot site.	Land assembly programme or partnership approach to bring sites 1723 and 1710 forward together or at the minimum agree site access.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.

# Appendix Four - Schedule 4 'Suitable but Constrained'

SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	GF / PDL	Is the site considered to be suitable?	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Concluding Comments
1847	Vennis Road lock up garages	Off Vennis Road	Identified for inclusion within the SHLAA via a desktop study.	Fairfield & Howley	0.12	PDL	Yes	Yes	Loss of garages may result in an unacceptable displacement of parking. To develop plot adjacent to No.2 Vennis Road, some existing would have to be relocated to the remainder of the site for which there is currently room.	Implications resulting from the loss of garages needs to be properly assessed. Agreement from land owner to relocate dwellings.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1860	Howley Arms	46 Parr Street, Warrington, WA1 2JP	Identified for inclusion within the SHLAA via a desktop study.	Fairfield & Howley	0.05	PDL	Yes	Yes	Flood risk - site is within flood zone 3.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1877	The Highway Man	Mandchester Road, WA1 3NJ	Identified for inclusion within the SHLAA via a desktop study.	Fairfield & Howley	0.3	PDL	Yes	Yes	Flood risk - site is within flood zone 3. Location next to arguably non conforming uses. Also concerns about whether a sufficient level of amenity could be secured for occupiers given arguably non-conforming neighbours.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome. Potential of the site would be best realised via being brought forward as part of a wider redevelopment opportunity. More detailed discussions with Environmental Health.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1861	Land North of Mayfair Close	Off Lingley Green Avenue, North of Mayfair Close, Great Sankey	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	Great Sankey North	1.58	GF	Yes	Yes	Access - unknown whether site could be safely and adequately accessed from Mayfair Close. Open space value of the site remains unknown although it is acknowledged that the site is in private ownership.	More detailed discussions with WBC Highways to ascertain whether the site can be accessed. Open space assessment to determine the open space value of the site.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1870	Former Profile Contract Interiors	Station Approach, Station Road, WA5 1RQ	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	Great Sankey South	0.1	PDL	Yes	Yes	The location of the site directly adjacent to the busy Trans-Permine railway is such that there are concerns as to whether an appropriate level of amenity could be secured for potential occupiers. There are also concerns in relation to site access.	Further design work and assurances in relation to access required.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1553	United Utilities Pool Lane Depot	Pool Lane, North of Chester Road, Higher Walton	Nominated for inclusion within the SHLAA.	Haiton, Stretton & Walton	0.28	PDL	Yes	Yes	There are concerns in relation to whether the site could be adequately accessed and in relation to potential contamination and ongoing operations.	Detailed discussions with WBC Highways and WBC Environmental Health.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1772	Land between 23-27 Mort Avenue	Land between 23-27 Mort Avenue	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Latchford East	0.1	PDL	Yes	Yes	Garages remain in active use for off-street parking. Their loss may result in an unacceptable increase in on-street parking. Development may also prevent access to the rear of existing properties which similar to the loss of garages could result in an unacceptable increase in on-street parking. Flood risk - site within flood zone 3.	An assessment of the potential implications for on-street parking resulting from the loss of garages and prevention of vehicular access to the rear of existing properties. Exploration of whether easement arrangements have been granted and whether if so these render the development of the site unfeasible. Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1773	Land adj 26 Stringer Crescent	Land adj 26 Stringer Crescent	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Latchford East	0.05	PDL	Yes	Yes	A previous application identified that the cricket ground to the rear is accessed through the site with no alternative access points. Garages remain in active use for off-street parking. Their loss may result in an unacceptable increase in on-street parking.	Identification of an alternative access to service the cricket ground. An assessment of the potential implications for on-street parking resulting from the loss of garages.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.

# Appendix Four - Schedule 4 'Suitable but Constrained'

SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	GF / PDL	Is the site considered to be suitable?	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Concluding Comments
1818	Garages at Longdin Street	Longdin Street	Identified for inclusion within the SHLAA via a desktop study.	Latchford East	0.04	PDL	Yes	Yes	Garages remain in active use for off-street parking. Their loss may result in an unacceptable increase in on-street parking.	An assessment of the potential implications for on-street parking resulting from the loss of garages and prevention of vehicular access to the rear of existing properties. Exploration of whether easement arrangements have been granted and whether if so these render the development of the site unfeasible.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1521	Alcan Factory	Off Thelwall Lane	Nominated for inclusion within the SHLAA.	Latchford East	5.87	PDL	Yes	Yes	Site is within a designated 'Existing Employment Area' and UDP Policy EMP4 which seeks to ensure that designated areas remain a focus for future employment within the Borough is therefore pertinent. Access would have to be secured through the adjacent New World Homes. Morris Homes.	Site would have to be proven surplus or unattractive for employment purposes both now and in the longer term. Discussions, and ultimately agreement, between the land owner and Morris Homes.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1543	Knutsford Road	Knutsford Road, Latchford	Nominated for inclusion within the SHLAA.	Latchford East	2.94	PDL	Yes	Yes	Flood risk - site is within flood zone 3. Access.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome. Demonstration that the site can be adequately and safely accessed.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1544	Warrington Town Football Club Ground	Wash Lane / Common Lane	Nominated for inclusion within the SHLAA.	Latchford East	2.89	PDL	Yes	Yes	Part of site safeguarded for a transportation scheme. Would not however preclude development of entirety of the site. Playing pitch protection.	Clarification on likely implementation of any transport scheme required. Policy and Sport England would require that Warrington Town FC relocate to a new facility prior to the loss of the existing one.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1019	Land adj 414 Knutsford Road	Land adj 414 Knutsford Road	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Latchford West	0.08	PDL	Yes	Yes	Flood Risk - Whilst the site has previously benefited from a full planning consent (2006/08498 for residential development, which was not at the time precluded by flood risk, PPS25 has now come into effect and introduced a sequential and exceptions test.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome. Detailed discussions with the Environment Agency required.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1717	Former Dairy Works	Knutsford Road, Warrington	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	Latchford West	0.25	PDL	Yes	Yes	Flood risk - site is within flood zone 3.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome.	Site is considered suitable but development is currently constrained. Owner has previously promoted the site for residential development but has more recently enquired about other land uses given the likely refusal of further applications for housing owing to the current oversupply of housing land within the Borough. Site to be reviewed on an annual basis.
1719	Furnish with Flair Site	Widlerspool Causeway, Warrington	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	Latchford West	0.31	PDL	Yes	Yes	Flood risk - site is within flood zone 3.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome.	Site is considered suitable but is currently constrained. Owner has previously promoted the site for residential development but current aspirations remain unknown. Site to be reviewed on an annual basis.
1736	224 - 228 Widlerspool Causeway	224 - 228 Widlerspool Causeway	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Latchford West	0.15	PDL	Yes	Yes	Flood risk - site is within flood zone 3.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome.	Site is considered suitable but is currently constrained.

# Appendix Four - Schedule 4 'Suitable but Constrained'

SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	GF / PDL	Is the site considered suitable?	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Concluding Comments
1752	Wilderspool Stadium	Priony Street	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	Latchford West	1.9	PDL	Yes	Yes	Flood risk - site is within flood zone 3. Proximity to commercial / industrial properties.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome. More detailed discussions with WBC Environmental Health.	Site is considered suitable but development is currently constrained. Site is included with the Waterfront Area for which the Council has longer term redevelopment and regeneration aspirations. Site is included within parcel 3B of the Waterfront Strategic Masterplan Final Report and is allocated for housing. Site to be reviewed on an annual basis.
1753	Land at the rear of St. James Court	Off Wilderspool Causeway	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	Latchford West	0.85	PDL	Yes	Yes	Flood risk - site is within flood zone 3. Access.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome. More detailed discussions with WBC Highways regarding constrained access.	Site is considered suitable but development is currently constrained. Site is included with the Waterfront Area for which the Council has longer term redevelopment and regeneration aspirations. Site is included within parcel 3B of the Waterfront Strategic Masterplan Final Report and is allocated for housing. Site to be reviewed on an annual basis.
1780	Land adj to 132 Slater Street	Land adj to 132 Slater Street	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Latchford West	0.03	PDL	Yes	Yes	Flood risk - site is within flood zone 3. Access.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome. More detailed discussions with WBC Highways regarding constrained access.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1797	502 Knutsford Road	502 Knutsford Road	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Latchford West	0.06	PDL	Yes	Yes	Flood risk - site is within flood zone 3. Demonstration that the buildings can be sensitively converted.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1809	55 - 57 Knutsford Road	55 - 57 Knutsford Road	Identified for inclusion within the SHLAA via a desktop study.	Latchford West	0.25	GF / PDL	Yes	Yes	Flood risk - site is within flood zone 3. Development may result in the loss of mature trees.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome. Assessment of the condition and amenity value of trees.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1876	Land between 124 - 130 Wilderspool Causeway	Land between 124 - 130 Wilderspool Causeway	Identified for inclusion within the SHLAA via a desktop study.	Latchford West	0.02	PDL	Yes	Yes	Flood risk - site is within flood zone 3. Site is bound by a planning condition to ensure it remains in use for parking.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome. An equally convenient car park would have to be provided for numbers 130 - 132 Wilderspool Causeway.	Site is considered suitable but with little scope to overcome the documented constraints the site is to be removed from future reviews and archived as discounted.
1728	Land at Longbutt Lane	Longbutt Lane / Grammar School Road, Lymm	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	Lymm	0.11	GF	Yes	Yes	Access. Also the need to achieve a 3m buffer between proposed development and existing watercourse.	Discussions with WBC Highways and more detailed design work to demonstrate that a dwelling including a safe and appropriate access, can be accommodated.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1572	Racefield Close	North-west corner of Racefield Close / East of Rosebank	Nominated for inclusion within the SHLAA.	Lymm	0.06	GF / PDL	Yes	Yes	Loss of garages may lead to an unacceptable increase in on-street parking which could jeopardise highway safety. Loss of grassed amenity area may result in an unacceptable loss of informal play space provision.	More detailed discussions with WBC Highways and ultimately an assessment of potential impacts or loss of garages. An open space assessment to determine the recreational value of the grassed amenity area.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.

# Appendix Four - Schedule 4 'Suitable but Constrained'

SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	GF / PDL	Is the site considered to be suitable?	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Concluding Comments
1579	Tennis Courts at Manor Close	Manor Close, Lymm	Nominated for inclusion within the SHLAA.	Lymm	0.12	PDL	Yes	Yes	Existing access is considered inadequate to serve any residential development.	Likely that land would have to be acquired from adjacent properties to facilitate carriage widening.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1591	Elms Farm garage plots	Off John Road, Lymm	Nominated for inclusion within the SHLAA.	Lymm	0.21	PDL	Yes	Yes	Existing access is considered inadequate to serve any residential development.	Likely that land would have to be acquired from adjacent properties to facilitate carriage widening.	Site considered too problematic to develop. Access constraints would require the acquisition of land from the curtilage of properties at the head of John Street which could be politically unfavourable. Ideally the site would be best re-developed as part of a wider parcel which included the allotments. Loss or relocation of allotments considered to be unacceptable. Site to be removed from future reviews and archived as discounted.
1631	Statham Lodge Hotel	Warrington Rd, Statham, WA13 9BP	Nominated for inclusion within the SHLAA.	Lymm	1.49	PDL	Yes	Yes	Statham Lodge Hotel is grade II listed.	Design / survey work to demonstrate that the building is capable of conversion without a detrimental impact on the fabric, character and setting of the heritage asset.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1638	Northway lock up garages	Northway, Lymm	Identified for inclusion within the SHLAA via a desktop study.	Lymm	0.13	PDL	Yes	Yes	Site access is single vehicle width and may be deemed inadequate. Loss of garages may lead to an unacceptable increase in on-street parking which could jeopardise highway safety.	More detailed discussions with WBC Highways and ultimately an assessment of the impact of the loss of garages.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1706	The Avoiding Line North of Ryefields Village	North of Ryefields Village	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Orford	1.95	GF	Yes	Yes	Flood risk - site is within flood zone 3. Inclusion within HSE natural gas pipeline consultation buffer. Large part of site safeguarded for a transportation scheme.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome. Discussions needed with HSE to determine whether presence of natural gas pipeline would preclude residential development. Clarification on likely implementation of any transport scheme required.	Site is considered suitable but development is currently constrained. Previous interest in developing this site. Site to be reviewed on an annual basis.
1570	Statham Avenue Depot	Between No.s 4-20 Statham Avenue and No.s 12-24 Hughes Avenue	Nominated for inclusion within the SHLAA.	Orford	0.2	PDL	Yes	Yes	Loss of garages may lead to an unacceptable increase in on-street parking which could jeopardise highway safety. Strict application of privacy / separation standards appear to render much of the site as undevelopable.	More detailed discussions with WBC Highways and ultimately an assessment of potential impacts of loss of garages. More detailed design work to demonstrate that dwellings can be achieved on-site without having an adverse impact on the amenity of adjacent properties.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1576	Neville Avenue Garage Plots	Adjacent to the rear of 96 Neville Avenue	Nominated for inclusion within the SHLAA.	Orford	0.29	PDL	Yes	Yes	Existing single vehicular access may be deemed inadequate. Loss of garages may lead to an unacceptable increase in on-street parking which could jeopardise highway safety.	More detailed discussions with WBC Highways regarding access and ultimately an assessment of potential impacts of the loss of garages.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1850	Former Audi showroom	Junction of Winwick Rd / Densham Avenue	Identified for inclusion within the SHLAA via a desktop study.	Orford	0.29	PDL	Yes	Yes	Flood risk - site is within flood zone 3.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome.	Site is considered suitable but development is currently constrained. Likely to become available if constraints can be overcome owing to the corporate aspirations of the Council have for the A49 corridor - site occupies a prominent location at key node on gateway to town. Site to be reviewed on an annual basis.

# Appendix Four - Schedule 4 'Suitable but Constrained'

SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	GF / PDL	Is the site considered suitable?	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Concluding Comments
1851	Land at junction of Currans Road / Winwick Road	Land at junction of Currans Road / Winwick Road	Identified for inclusion within the SHLAA via a desktop study.	Orford	0.04	GF	Yes	Yes	Flood risk - site is within flood zone 3.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1880	7 Hallfields Road	7 Hallfields Road	Identified for inclusion within the SHLAA via a desktop study.	Orford	0.08	PDL	Yes	Yes	Inclusion within HSE natural gas pipeline consultation buffer. Large part of site safeguarded for a transport scheme.	Discussions needed with HSE to determine whether presence of natural gas pipeline would preclude residential development. Clarification on likely implementation of any transportation scheme.	Site is considered suitable but development is currently constrained. Site recently sold at auction - generated many enquiries regarding the residential development of the site. Current land owners' aspirations / intentions however unknown. Site to be reviewed on an annual basis.
1724	Land to the rear of the Sportsman Pub - Penketh	Warrington Road, Penketh	Identified for inclusion within the SHLAA via a desktop study. Included in previous urban potential study(ies).	Penketh & Cuerdley	0.33	GF	Yes	Yes	There are concerns regarding the site access and particularly whether this could be adequately and safely achieved through the existing public house car park.	More detailed discussions with WBC Highways.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1518	Penketh Hall Farm Complex	Penketh Hall Farm, Penketh, WA5 2HR	Nominated for inclusion within the SHLAA.	Penketh & Cuerdley	1.71	GF	Yes	Yes	A previous planning application (A02/46555) has made clear that whether the site can be developed without a detrimental impact on the amenity of adjacent occupiers and on the Green Belt, depends on the extent to which floor levels would need to be increased to counter the perceived risk of flooding.	Further work by the site promoter to clarify required floor levels and subsequent assessment of whether these would be deemed suitable.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1875	Land off Heath Road	Land off Heath Road, South of Nos. 1 - 8 Phythian Crescent	Identified for inclusion within the SHLAA via a desktop study.	Penketh & Cuerdley	0.2	GF	Yes	Yes	The only possible access is between nos. 34-36 Heath Road - a single width access with a poor visibility splay. Considered inappropriate with very limited potential to improve.	No obvious solution. Acquisition and demolition of property to allow access widening or acquisition of land to the north appear only solutions.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1506	Peel Hall	South of the M62 East of the A49	Nominated for inclusion within the SHLAA.	Poplars & Hulme	60.8	GF	Yes	Yes	Site access, traffic generation, ground stability, inclusion within an HSE consultation buffer and ability of infrastructure in its widest sense to accommodate the increased demand resulting from the development are all considered constraints.	More detailed discussions with officers and stakeholders of relevance and ultimately detailed assessments and further work to demonstrate constraints can be overcome.	Broad location considered suitable for residential development but the site is considered constrained at the present time until assurances are provided on several documented key issues. The role of this site within the plan period is currently being determined through the SHLAA. Assumptions within the SHLAA will be reviewed on an annual basis to reflect developments through that process.
1559	Curliage of 4 Radley Lane	4 Radley Lane, Houghton Green, WA2 0SY	Nominated for inclusion within the SHLAA.	Poplars & Hulme	0.04	PDL	Yes	Yes	Access - site appears landlocked. Concerns as to whether site could be developed without compromising privacy / separation distances.	Assurances needed as to how the site would be accessed. More detailed design work required to demonstrate that the site could accommodate a dwelling without compromising the amenity of adjacent dwellings.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1575	Newhaven Road Garage PLOTS	Adjacent to the rear of 7 Newhaven Road	Nominated for inclusion within the SHLAA.	Poplars & Hulme	0.12	PDL	Yes	Yes	Access considered inadequate - too narrow. Loss of garages / land for off-street parking could potentially lead to an unacceptable increase in on-street parking.	Access would have to be widened most likely via acquiring land from existing adjacent properties. An assessment of the potential implications for on-street parking resulting from the loss of garages and prevention of vehicular access to the rear of existing properties.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.

# Appendix Four - Schedule 4 'Suitable but Constrained'

SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	GF / PDL	Is the site considered to be suitable?	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Concluding Comments
1596	Cleveland Road garage site	Rear of No.s 49 - 51 Cleveland Road	Nominated for inclusion within the SHLAA.	Poplars & Hulme	0.05	PDL	Yes	Yes	Existing access considered inadequate - too narrow. Loss of garages / land for off-street parking could potentially lead to an unacceptable increase in on-street parking.	Likely a new access from Pelworth Avenue would have to be secured. An assessment of the potential implications for on-street parking resulting from the loss of garages and prevention of vehicular access to the rear of existing properties.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1597	Cheviot Avenue Garage PLOTS	Between No.s 4 - 16 Cheviot Avenue and No.s 21 - 35 Chiltern Crescent	Nominated for inclusion within the SHLAA.	Poplars & Hulme	0.18	PDL	Yes	Yes	Existing access considered inadequate - too narrow. Prevention of access to rear of existing properties could potentially lead to an unacceptable increase in on-street parking.	Access would have to be widened most likely via acquiring land from existing adjacent properties. An assessment of the potential implications for on-street parking resulting from the loss of garages and prevention of vehicular access to the rear of existing properties.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1649	Peel Hall Playing Fields	Off Ballater Drive	Nominated for inclusion within the SHLAA.	Poplars & Hulme	4.3	GF	Yes	Yes	Development would result in an unacceptable loss of sports pitches and opposed by Sport England.	Relocation of pitches within an equally accessible location ensuring and ensuring that there is no net quantitative or qualitative loss.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1852	Lock up garages at junction of Chiltern Rd / Cheviot Avenue	Junction of Chiltern Rd / Cheviot Avenue	Identified for inclusion within the SHLAA via a desktop study.	Poplars & Hulme	0.04	PDL	Yes	Yes	Loss of garages / land for off-street parking could potentially lead to an unacceptable increase in on-street parking.	An assessment of the potential implications for on-street parking resulting from the loss of garages and prevention of vehicular access to the rear of existing properties.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1853	Lock up garages off Ullswater Avenue	Off Ullswater Avenue	Identified for inclusion within the SHLAA via a desktop study.	Poplars & Hulme	0.07	PDL	Yes	Yes	Site access appears inadequate. Loss of garages may lead to an unacceptable increase in on-street parking which could jeopardise highway safety.	More detailed discussions with the Highway authority regarding documented issues. Access would likely need upgrading but appears limited scope to do so given close proximity of dwellings either side. An assessment of the potential implications for on-street parking resulting from the loss of garages and prevention of vehicular access to the rear of existing properties.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1831	Land off Newcombe Avenue	Land off Newcombe Avenue	Identified for inclusion within the SHLAA via a desktop study.	Poulton North	1.89	GF	Yes	Yes	Part of site safeguarded for a transportation scheme. Would not however preclude development of entirety of the site.	Site could be developed excluding the safeguarded land. Alternatively clarification on the likely implementation of any transport scheme is required.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1872	Cinnamon Brow Farm	103 Cinnamon Lane	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Poulton North	0.42	PDL	Yes	Yes	Concerns (evident from planning history) whether it could be developed without having a detrimental impact on the fabric of development or setting (if new development within the grounds) of listed buildings and trees subject to preservation orders.	More detailed design work.	Site is considered suitable but development is currently constrained. Previous applications have been refused on reasonable grounds and it is therefore considered logical to remove the site from future reviews and archive as discounted.
1762	Land at Dog & Partridge	off Manchester Road	Identified for inclusion within the SHLAA via a desktop study. Included in previous urban potential study(ies).	Poulton South	0.23	GF	Yes	Yes	Flood risk - site is located within flood zone 3. Amenity value of open space. Concerns that the loss of open space may have a detrimental impact on the character of the locality.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome. An assessment of the amenity value of the open space is required.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1573	Queens Crescent/Equipped Play Area	Queens Crescent, Padgate	Nominated for inclusion within the SHLAA.	Poulton South	0.29	GF	Yes	Yes	The loss of the site for open space and particularly equipped play would be unacceptable.	Delivery of equivalent or improved equipped play provision within an equally accessible location.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.

# Appendix Four - Schedule 4 'Suitable but Constrained'



SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	GF / PDL	Is the site considered to be suitable?	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Concluding Comments
1604	Land adjoining Birchwood Way (south of)	Land adjoining Birchwood Way (south of)	Nominated for inclusion within the SHLAA.	Poulton South	7.68	GF	Yes	Yes	Site access and traffic generation. Locations within a Transco Pipeline HSE consultation buffer.	More detailed discussions with WBC Highways to identify whether access constraints can be overcome and whether the local network could accommodate the proposed increase in traffic. Clarification required to determine whether residential development would be acceptable within the area of the site subject to the HSE consultation buffer.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1639	Land adjacent 60 Ackers Road	Ackers Road, Stockton Heath	Nominated for inclusion within the SHLAA.	Stockton Heath	0.13	GF	Yes	Yes	Site access and whether a layout can be achieved which adequately incorporates the public right to way and without compromising adopted privacy standards.	Discussions and consultation with WBC Highways and more detailed design work.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1645	Land adjacent 123 Fairfield Road	Fairfield Road, Stockton Heath	Nominated for inclusion within the SHLAA.	Stockton Heath	0.27	GF	Yes	Yes	The land is currently safeguarded for a transportation scheme which remains within the current LTP. Whilst this remains the loss of the site would jeopardise the scheme and hence be unacceptable. Site is also an attractive and valuable open space.	Site would only be capable of development should the LDF conclude that the site is no longer required for a transport scheme. Loss of open space would be undesirable but difficult to prevent given the site is not in Council ownership.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1815	Land at Harlech Close	Harlech Close, Callands	Identified for inclusion within the SHLAA via a desktop study.	Westbrook	0.1	GF	Yes	Yes	Concerns that the loss of the site in open space terms would be unacceptable. In visual amenity terms the site also appears to constitute a townscape feature which makes an important contribution to the character of the area.	An open space assessment including an assessment of the visual amenity value of the site.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1824	Gemini 14c	Charon Way, Westbrook	Identified for inclusion within the SHLAA via a desktop study. The site is one of a number of sites historically deemed to have potential for employment development but which may potentially be equally suitable for residential development.	Westbrook	1.42	GF	Yes	Yes	Site is within a designated 'Existing Employment Area' and UDP Policy EMP4 which seeks to ensure that designated areas remain a focus for future employment within the Borough is therefore pertinent.	Site would have to be proven surplus or unattractive for employment purposes both now and in the longer term.	Site is considered suitable but development is currently constrained. Recent discussions with the land owner have reaffirmed their desire to develop this site for a car showroom or commercial end purpose. Site to be removed from future reviews and archived as discounted.
1825	Gemini 16	Carina Park, Westbrook	Identified for inclusion within the SHLAA via a desktop study. The site is one of a number of sites historically deemed to have potential for employment development but which may potentially be equally suitable for residential development.	Westbrook	7.4	GF	Yes	Yes	Potential impact of additional traffic generation in this locality continues to cause concerns and is arguably the primary reason forcing a rethink about the best long-term land use of this site. Site is within a designated 'Existing Employment Area' and UDP Policy EMP4 which seeks to ensure that designated areas remain a focus for future employment within the Borough is therefore pertinent.	Transport modelling to test different development scenarios. Site would have to be proven surplus or unattractive for employment purposes both now and in the longer term.	Site is considered suitable but development is currently constrained. Clarification also required in relation to site availability. Site to be reviewed on an annual basis.
1874	Land West of Cavendish Close / South of Gregory Close	Land West of Cavendish Close / South of Gregory Close	Identified for inclusion within the SHLAA via a desktop study.	Whittle Hall	0.18	PDL	Yes	Yes	May give rise to unacceptable increase in traffic. Open space and amenity value need to be ascertained.	An open space assessment would be required to demonstrate that the site is surplus to all open space requirements and assurances are needed in relation to the potential traffic impact of any further development in this location.	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.



## Appendix Four - Schedule 4 'Suitable but Constrained'



## Appendix Five - Schedule 5 'Suitable but Constrained' - Insurmountable

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	GF / PDL	Is the site considered to be suitable?	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Concluding Recommendation?	Discount and Archive?	Concluding Comments
1798	Mr Smiths (Synergy) Night Club	Wilson Patten Street	Bewsey & Whitecross	0.52	PDL	Yes	Yes	Flood risk - site is within flood zone 3.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome.	Suitable but constrained.	Yes	Site is considered suitable but development is currently constrained. Despite previous interest in developing this site as part of a mixed use scheme, the site is in active use and has recently undergone major refurbishment and hence investment. With no indication at present to suggest that it will be available for residential or mixed use development within the plan period the site will be removed from future reviews and archived as discounted.
1577	Land between 2 and 5 Massey Avenue	Massey Avenue, Dallam, Warrington	Bewsey & Whitecross	0.08	PDL	Yes	Yes	Development of the site would result in an unacceptable loss of equipped play provision. Flood risk - site is within flood zone 3.	Delivery of alternative provision of an equivalent standard within an equally accessible distance. Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome.	Suitable but constrained.	Yes	Site is considered suitable but development is currently constrained. Logical to assume that given the very recent investment in developing this site for an equipped childrens play area that it is not likely to become available for development within the plan period. Site to be removed from future reviews and archived as discounted.
1592	Eden Avenue Playground	Junction of Warrington Rd and Eden Avenue, Mile Brow	Culcheth, Glazebury & Croft	1.06	GF	Yes	Yes	Development of the site would result in an unacceptable loss of open space, specifically equipped play provision.	Any loss would have to be off-set through providing equivalent provision in an equally accessible location - appears limited opportunities to achieve this.	Suitable but constrained.	Yes	Site is considered suitable but development is currently constrained. Very valuable open space with limited opportunities to provide alternative equally accessible provision. Logical to assume that the site is unlikely to come forward within the plan period and on this basis the site is to be removed from future reviews and archived as discounted.
1876	Land between 124 - 130 Wilderspool Causeway	Land between 124 - 130 Wilderspool Causeway	Latchford West	0.02	PDL	Yes	Yes	Flood risk - site is within flood zone 3. Site is bound by a planning condition to ensure it remains in use for parking.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome. An equally convenient car park would have to be provided for numbers 130 - 132 Wilderspool Causeway.	Suitable but constrained.	Yes	Site is considered suitable but with little scope to overcome the documented constraints the site is to be removed from future reviews and archived as discounted.
1591	Elms Farm garage plots	Off John Road, Lymm	Lymm	0.21	PDL	Yes	Yes	Existing access is considered inadequate to serve any residential development.	Likely that land would have to be acquired from adjacent properties to facilitate carriage widening.	Suitable but constrained.	Yes	Site considered too problematic to develop. Access constraints would require the acquisition of land from the curtilage of properties at the head of John Street which could be politically unfavourable. Ideally the site would be bestre-developed as part of a wider parcel which included the allotments. Less or relocation of allotments considered to be unacceptable. Site to be removed from future reviews and archived as discounted.
1872	Cinnamon Brow Farm	103 Cinnamon Lane	Poulton North	0.42	PDL	Yes	Yes	Concerns (evident from planning history) whether it could be developed without having a detrimental impact on the fabric (if conversion) or setting (if new development within the grounds) of listed buildings and trees subject to preservation orders.	More detailed design work.	Suitable but constrained.	Yes	Site is considered suitable but development is currently constrained. Previous applications have failed to overcome constraints and it is therefore considered logical to remove the site from future reviews and archive as discounted.
1824	Gemini 14c	Charon Way, Westbrook	Westbrook	1.42	GF	Yes	Yes	Site is within a designated 'Existing Employment Area' and UDP Policy EMP4 which seeks to ensure that designated areas remain a focus for future employment within the Borough is therefore pertinent.	Site would have to be proven surplus or unattractive for employment purposes both now and in the longer term.	Suitable but constrained.	Yes	Site is considered suitable but development is currently constrained. Recent discussions with the land owner have reaffirmed their desire to develop this site for a car showroom or commercial end purpose. Site to be removed from future reviews and archived as discounted.



## Appendix Five - Schedule 5 'Suitable but Constrained' - Insurmountable

# Appendix Six - Schedule 6 'Suitable but Not Available nor Likely to become Available'

## Appendix Six - Schedule 6 'Suitable but Not Available nor Likely to become Available'

SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	GF / PDL	Is the site considered to be suitable?	Is the site subject to any significant constraints?	Can the site be considered available?	Comments	Is the site likely to become available in the future?	Comments	Concluding Recommendation?
1212	Priestley House	Junction of Apley Street & Sankey Street, Warrington, WA1 1PW	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Bewsey & Whitecross	0.12	PDL	Yes	No	No	The site is in active use and whilst the land owners intentions are unknown, the recent planning history indicates that the owner has pursued a commercial end user as opposed to a change of use to residential. It can not therefore be considered available.	No	Site is in active use with no indication that it will be available for residential development within the plan period. Site has previously benefited from a planning approval for residential development but it appears, based on the planning history, that a commercial end user was preferred.	Suitable but not available nor likely to become available.
1259	Third Floor, Crown Chambers	Crown Chambers, Academy Way, Warrington	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Bewsey & Whitecross	0.02	PDL	Yes	No	No	Despite previous interest in developing this site for housing, the land owners current intentions / aspirations are unknown. It can not therefore be considered available at this time.	No	Whilst acknowledging that the site is in a suitable location for residential development it is considered to be an unattractive location. Given that the previous consent was not implemented in more buoyant market conditions there are genuine doubts as to whether further proposals for residential development will be forthcoming.	Suitable but not available nor likely to become available.
1727	Warrington Baptist Church	Sankey Street / Apley Street	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	Bewsey & Whitecross	0.12	PDL	Yes	No	No	The land owners intentions / aspirations for this site are unknown and it can not therefore be considered available at this time.	No	Site is in active use with no indication that it will be available for residential development within the plan period.	Suitable but not available nor likely to become available.
1730	RAM Properties - Tamney Court	Tamneys Lane	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	Bewsey & Whitecross	0.03	PDL	Yes	No	No	Suspected that the site is in active use for a medical centre. The land owners long-term intentions / aspirations for this site are unknown and it can not therefore be considered available at this time.	No	Site is in active use with no indication that it will be available for residential development within the plan period.	Suitable but not available nor likely to become available.
1746	Site of former Kwik Save	Academy Way / Church Street, Warrington, WA1 2BJ	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	Bewsey & Whitecross	0.39	PDL	Yes	No	No	The land owner has made clear that they have no aspirations to develop the site for residential development within the plan period. It can not therefore be considered available.	No	The land owner has made clear that they have no aspirations to develop the site for residential development within the plan period.	Suitable but not available nor likely to become available.
1754	Warrington Baths Site	Legh Street	Identified for inclusion within the SHLAA via a desktop study. Included in previous urban potential study(ies).	Bewsey & Whitecross	0.33	PDL	Yes	No	No	The land owner, the PCT, have aspirations to develop this site for a medical centre / clinic and it is therefore unlikely to become available for residential development.	No	The land owner, PCT, have aspirations to develop this site for a medical centre / clinic and it is therefore unlikely to become available for residential development.	Suitable but not available nor likely to become available.
1757	Patten Arms Hotel	Parker Street, Warrington	Identified for inclusion within the SHLAA via a desktop study. Included in previous urban potential study(ies).	Bewsey & Whitecross	0.16	PDL	Yes	No	No	The land owners intentions / aspirations for this site are unknown and it can not therefore be considered available at this time.	No	Site is in active use with no indication that it will be available for residential development within the plan period.	Suitable but not available nor likely to become available.
1794	Patten Hall	Winnarleigh Street	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	Bewsey & Whitecross	0.03	PDL	Yes	No	No	Site can not be considered available for open market residential development at the present time - owner currently pursuing a form of specialist accommodation.	No	Logical to assume that if the existing planning application is approved and implemented then the site will not be available for open market residential development within the plan period.	Suitable but not available nor likely to become available.
1795	Holy Trinity Vcarage	Palmira Square North	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	Bewsey & Whitecross	0.06	PDL	Yes	No	No	Site can not be considered available for residential development at the present time.	No	Logical to assume that if the existing planning application is implemented then the site will not be available for open market residential development within the plan period.	Suitable but not available nor likely to become available.
1796	Marital Arts Club	Wellfields Street	Identified for inclusion within the SHLAA via a desktop study.	Bewsey & Whitecross	0.24	PDL	Yes	No	No	The site is in active use and the land owners intentions / aspirations for this site are unknown. It can not therefore be considered available at this time.	No	Site is in active use with no indication at present that it will be available for residential development within the plan period. No previous interest in the site.	Suitable but not available nor likely to become available.

# Appendix Six - Schedule 6 'Suitable but Not Available nor Likely to become Available'

SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	GF / PDL	Is the site considered to be suitable?	Is the site subject to any significant constraints?	Can the site be considered available?	Comments	Is the site likely to become available in the future?	Comments	Concluding Recommendation?
1817	Bathroom & Tile Showroom	Parker St / Liverpool Rd	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	Bewsey & Whitecross	0.1	PDL	Yes	No	No	Despite previous interest in developing this site for housing, the site remains in active use and the land owners current intentions / aspirations are unknown. It can not therefore be considered available at this time.	No	Site is in active use with no indication that it will be available for residential development within the plan period. Whilst initial enquiries have been received in the past, these have been speculative as opposed to leading to any actual development proposals.	Suitable but not available nor likely to become available.
1636	Land east of Harrison Square	Land east of Harrison Square, Dallam, Warrington	Nominated for inclusion within the SHLAA.	Bewsey & Whitecross	0.3	GF	Yes	No	No	It would be premature to assume that the site is available for residential development at this time until the current consultation on development options within this area is complete.	No	It would be premature to assume that the site is available for residential development at this time until the current consultation on development options within this area is complete.	Suitable but not available nor likely to become available.
1766	4 Hollins Drive	4 Hollins Drive	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Burtonwood & Winwick	0.2	PDL	Yes	No	No	Site was included within the SHLAA because of previous interest in converting the existing building into residential units. At present the site is in active use and is not currently being promoted by the land owner for any alternative use. The site can not therefore be considered available.	No	Site is in active use with no indication that it will be available for residential development within the plan period.	Suitable but not available nor likely to become available.
1713	General Elliot Public House	Lord Street, Croft	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Culcheth, Glazebury & Croft	0.36	PDL	Yes	No	No	Owner is not currently promoting the site for housing although has done previously - owner was informed that it was unlikely to be considered favourably in that it would add to the supply of housing land unnecessarily. After being vacant for some time the public house is now back in active use and is not considered available at this time.	No	Possibility that if the public house becomes an unviable business in the future then interest in developing the site for housing may be resurrected. At the current time whilst it remains in active use however it is logical to assume that it will not be available within the plan period.	Suitable but not available nor likely to become available.
1737	Land Between Public House and 3 Church Lane - Culcheth	Church Lane, Culcheth	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Culcheth, Glazebury & Croft	0.25	PDL	Yes	No	No	Owner is not currently promoting the site for housing although has done previously. The site remains in active use and is not considered available at this time.	No	Possibility that if the public house becomes an unviable business in the future then interest in developing the site for housing may be resurrected. At the current time whilst it remains in active use however it is logical to assume that it will not be available within the plan period.	Suitable but not available nor likely to become available.
1701	Peninsula Barracks	O'Leary Street, Warrington, W42 2SY	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Fairfield & Howley	0.32	PDL	Yes	No	No	The land owners intentions / aspirations for this site are unknown and it can not therefore be considered available.	No	Land owners longer term aspirations remain unknown. Whilst the site remains in active use, and with nothing to suggest otherwise (no recent known interest in developing the site), it is logical to assume at this time that the site is unlikely to become available within the plan period.	Suitable but not available nor likely to become available.
1710	Dalton Bank Council Depot	Manchester Road East	Identified for inclusion within the SHLAA via a desktop study. Included in previous urban potential study(ies).	Fairfield & Howley	1.45	PDL	Yes	No	No	The site remains in active use. Whilst the Council have aspirations to redevelop this site in the future it is not yet known for what land use in the absence of clear aspirations and whilst the site remains in active use it can not be considered to be available.	No	Land owners longer term aspirations remain unknown. In the absence of clear aspirations there is nothing to suggest the site will be made available for residential development within the plan period.	Suitable but not available nor likely to become available.
1785	Car Wash SUDS	Church Lane, Warrington	Identified for inclusion within the SHLAA via a desktop study.	Fairfield & Howley	0.09	PDL	Yes	No	No	Site is in active use and the land owners intentions / aspirations for this site are unknown. It can not therefore be considered available.	No	Land owners longer term aspirations remain unknown. Whilst the site remains in active use, and with nothing to suggest otherwise, it is logical to assume at this time that the site is unlikely to become available within the plan period.	Suitable but not available nor likely to become available.
1786	Former Kitchin Appliances Shop Unit & Klausner	Ferneil Street, Warrington	Identified for inclusion within the SHLAA via a desktop study.	Fairfield & Howley	0.13	PDL	Yes	No	No	Site is in active use and the land owners intentions / aspirations for this site are unknown. It can not therefore be considered available.	No	Land owners longer term aspirations remain unknown. Whilst the site remains in active use, and with nothing to suggest otherwise, it is logical to assume at this time that the site is unlikely to become available within the plan period.	Suitable but not available nor likely to become available.

# Appendix Six - Schedule 6 'Suitable but Not Available nor Likely to become Available'



SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	GF / PDL	Is the site considered suitable?	Is the site subject to any significant constraints?	Can the site be considered available?	Comments	Is the site likely to become available in the future?	Comments	Concluding Recommendation?
1789	School Brow Scrap Metal Yard	School Brow, Warrington	Identified for inclusion within the SHLAA via a desktop study.	Fairfield & Howley	0.18	PDL	Yes	No	No	Site is in active use and the land owners intentions / aspirations for this site are unknown. It can not therefore be considered available.	No	Land owners longer term aspirations remain unknown. Whilst the site remains in active use, and with nothing to suggest otherwise, it is logical to assume at this time that the site is unlikely to become available within the plan period.	Suitable but not available nor likely to become available.
1846	Norris Street Church	Norris Street, Warrington	Identified for inclusion within the SHLAA via a desktop study.	Fairfield & Howley	0.17	GF / PDL	Yes	No	No	Land owners current aspirations are to develop the site for a care home and it can not therefore be considered available for conventional housing at the current time.	No	Appeal pending for care home. If unsuccessful or non implemented may become available for residential development.	Suitable but not available nor likely to become available.
1751	Remainder of Thelwall Industrial Estate	Thelwall New Road	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	Grappenhall & Thelwall	0.41	PDL	Yes	No	No	Site is in active commercial use with an extant consent for a travel agents. Residential development of the site is not being actively pursued and the site can not therefore be considered available.	No	Land owners longer term aspirations remain unknown. Whilst the site remains in active use, and with nothing to suggest otherwise, it is logical to assume at this time that the site is unlikely to become available within the plan period.	Suitable but not available nor likely to become available.
1873	St Marys Church	Barnes Place, Liverpool Road	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	Great Sankey South	0.14	PDL	Yes	No	No	Site is in active use and not being promoted by the landowner. It can not therefore be considered available at this time.	No	Land owners longer term aspirations remain unknown. Whilst the site remains in active use, and with nothing to suggest otherwise, it is logical to assume at this time that the site is unlikely to become available within the plan period.	Suitable but not available nor likely to become available.
1748	Latchford Car Centre	741 - 743 Knutsford Road	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	Latchford East	0.04	PDL	Yes	No	No	Site is in active use and not being promoted by the landowner. It can not therefore be considered available at this time.	No	Land owners longer term aspirations remain unknown. Whilst the site remains in active use, and with nothing to suggest otherwise, it is logical to assume at this time that the site is unlikely to become available within the plan period.	Suitable but not available nor likely to become available.
1750	Black Bear Garage Site	Station Road, Latchford	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	Latchford East	0.3	PDL	Yes	No	No	Site is in active use and not being promoted by the landowner. It can not therefore be considered available at this time.	No	Land owners longer term aspirations remain unknown. Whilst the site remains in active use, and with nothing to suggest otherwise, it is logical to assume at this time that the site is unlikely to become available within the plan period.	Suitable but not available nor likely to become available.
1759	24 Thelwall Lane (north of 22 Powell Street)	24 Thelwall Lane (north of 22 Powell Street)	Identified for inclusion within the SHLAA via a desktop study. Included in previous urban potential study(ies).	Latchford East	0.03	PDL	Yes	No	No	The site is currently in active use. The owner is not currently promoting the site for development.	No	Land owners longer term aspirations remain unknown. Whilst the site remains in active use, and with nothing to suggest otherwise, it is logical to assume at this time that the site is unlikely to become available within the plan period.	Suitable but not available nor likely to become available.
1784	ATS Euromaster	Grange Avenue, Latchford	Identified for inclusion within the SHLAA via a desktop study. Included owing to recent development pattern in this locality.	Latchford East	0.29	PDL	Yes	No	No	The site is currently in active use. The owner is not currently promoting the site for development. No known previous interest in developing this specific site.	No	Land owners longer term aspirations remain unknown. Whilst the site remains in active use, and with nothing to suggest otherwise, it is logical to assume at this time that the site is unlikely to become available within the plan period.	Suitable but not available nor likely to become available.
1808	Roy Trevor Ltd	Knutsford Road	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	Latchford East	0.48	PDL	Yes	No	No	Site is in active use and not being promoted by the landowner. It can not therefore be considered available at this time.	No	Land owners longer term aspirations remain unknown. Whilst the site remains in active use, and with nothing to suggest otherwise, it is logical to assume at this time that the site is unlikely to become available within the plan period.	Suitable but not available nor likely to become available.
1734	Remaining Elastomer Site	Millers Lane, Lymm	Identified for inclusion within the SHLAA via a desktop study. Included in previous urban potential study(ies).	Lymm	0.19	PDL	Yes	No	No	Site remains in active commercial use and the land owners long term aspirations are unknown. The site can not therefore be considered available at this time.	No	Assumed that the site will continue to operate as a commercial premises for the foreseeable future and that the site will not become available within the plan period.	Suitable but not available nor likely to become available.
1749	Redcot Farm - Lymm	Booths Hill Road, Lymm	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Lymm	0.38	PDL	Yes	No	No	Site currently has consent for and is being promoted for a residential care home. It is therefore not currently considered available for conventional housing.	No	Assumed that the site will be developed for a residential care home.	Suitable but not available nor likely to become available.

# Appendix Six - Schedule 6 'Suitable but Not Available nor Likely to become Available'

SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	GF / PDL	Is the site considered to be suitable?	Is the site subject to any significant constraints?	Can the site be considered available?	Comments	Is the site likely to become available in the future?	Comments	Concluding Recommendation?
1768	Lymm Hotel	Whitbarrow Road	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Lymm	1.13	PDL	Yes	No	No	Site remains in active use and despite previous interest in developing the site, the current land owners long term aspirations are unknown.	No	Assumed that the site will continue to operate as a hotel for the foreseeable future and that the site will not become available within the plan period.	Suitable but not available nor likely to become available.
1765	82 Ackers Road, Stockton Heath	82 Ackers Road	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Stockton Heath	0.3	PDL	Yes	No	No	It is evident from the most recent planning history that the land owners intentions are to convert the existing buildings into offices. The site can not therefore be considered available for residential development.	No	If existing consents for office development are not implemented then an interest in developing the site for residential may reignite.	Suitable but not available nor likely to become available.
1775	Thom Marine	164a London Road, Stockton Heath, WA4 6LE	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Stockton Heath	0.04	PDL	Yes	No	No	Whilst previous applications indicate a desire to develop the site the land owners future intentions are currently not known. The site cannot therefore be considered available.	No	Despite previously being subject to a formal planning application, there is no guarantee that the site will become available for residential development within the plan period.	Suitable but not available nor likely to become available.
1781	Curtilage of Holly House	Burtonwood Road	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Whittle Hall	0.08	PDL	Yes	No	No	The owner is no longer promoting the site for development so it can not be considered available at this time.	No	Site is no longer being promoted for development. Whilst development would be suitable it is not an obvious infill opportunity and there is therefore no guarantee that the site will be developed.	Suitable but not available nor likely to become available.

Appendix Seven - Schedule 7 'Suitable, Available and Achievable'

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF / PDL	Concluding Recommendation?	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
308	Land at Appleton Cross	Off Dipping Brook Avenue	Appleton	22	Yes	n/a	GF	Suitable, available and achievable	400	400	Based on historical masterplan figures. Actual potential may be higher owing to a requirement for higher densities post PPG3.
1516	Land off Stretton Rd / Aley Rd, Appleton Thorn	Land off Stretton Rd / Aley Rd, Appleton Thorn	Appleton	2.92	No	n/a	GF	Suitable, available and achievable	82	82	Based on the application of 35 dph density across 80% of the site with the remainder being retained as and made available as formal public green space.
1047	Brookhouse	Cann Lane, Appleton, Warrington	Appleton	0.10	Yes	2006/08964	PDL	Suitable, available and achievable	1	1	Based on approved and implemented planning application.
1315	Kesadale	Fis Lane, Appleton, Warrington, WA4 5LD	Appleton	0.19	Yes	2008/13179	PDL	Suitable, available and achievable	1	1	Loss associated with one for one replacement already recorded in previous years so not recorded as one for forecasting.
1320	31 Hillside Road	Appleton, Warrington, WA4 5PX	Appleton	0.07	Yes	2006/08528	PDL	Suitable, available and achievable	1	0	Based on approved planning application.
2002	4, Hall Drive	Appleton, Warrington, WA4 5JL	Appleton	0.06	Yes	2008/12317	PDL	Suitable, available and achievable	1	1	Loss associated with one for one replacement already recorded in previous years so not recorded as one for forecasting.
881	Britannia Wire Works	Bewsey Road, Warrington	Bewsey & Whitecross	8.00	Yes	2006/08950	PDL	Suitable, available and achievable	228	228	Based on approved planning application.
1029	Land at John St/Winwick Street	Land at John St/Winwick Street, Warrington	Bewsey & Whitecross	0.84	Yes	2007/09637	PDL	Suitable, available and achievable	42	42	Application of 50 dph density and not the approved capacity which is now considered unrealistic.
1142	11 Palmyra Square South	11 Palmyra Square South, Warrington	Bewsey & Whitecross	0.02	Yes	2004/03566	PDL	Suitable, available and achievable	2	2	Based on approved planning application.
1151	242 Longshaw Street	242 Longshaw Street, Warrington	Bewsey & Whitecross	0.03	Yes	2004/04024	PDL	Suitable, available and achievable	2	1	Based on approved planning application.
1159	30 Apley Street	30 Apley Street, Warrington	Bewsey & Whitecross	0.01	Yes	2004/04099	PDL	Suitable, available and achievable	3	2	Based on approved planning application.
1211	Former Christadelphian Hall	Junction of Museum Street and Winmarleigh Street Warrington	Bewsey & Whitecross	0.06	Yes	2005/05701	PDL	Suitable, available and achievable	16	16	Based on approved planning application.
1235	Marsden Vanplan Ltd	Longshaw Street, Warrington, WA5 0DF	Bewsey & Whitecross	1.75	Yes	2006/08400	PDL	Suitable, available and achievable	65	65	Based on remaining capacity from approved planning application.
1249	George Howard Scrap Yard Ltd	94 Folly Lane, Warrington, WA5 0NG	Bewsey & Whitecross	1.33	Yes	2003/01441 and 2007/11025	PDL	Suitable, available and achievable	53	53	Application of 40 dph density.
1329	Westbrook Media Services	7 Winmarleigh Street, Warrington, WA1 1NB	Bewsey & Whitecross	0.01	Yes	2006/09377	PDL	Suitable, available and achievable	1	1	Based on approved planning application.
1401	Land at Winwick Street	Tanners Lane, Dalliam Lane, Warrington	Bewsey & Whitecross	3	Yes	2005/07132	PDL	Suitable, available and achievable	150	150	Application of 50 dph density and not the approved capacity which is now considered unrealistic.
1410	111-113 Bewsey Road	Warrington, WA5 0JT	Bewsey & Whitecross	0.04	Yes	2007/10468	PDL	Suitable, available and achievable	1	1	Based on updated discussions with the land owner as opposed to approved capacity.
1422	Land at 31-35, Winwick Street	Land at 31-35, Winwick Street	Bewsey & Whitecross	0.09	Yes	2007/11202	PDL	Suitable, available and achievable	16	16	Based on approved planning application.
1427	35-37 Bewsey Street	35-37 Bewsey Street, WA2 7JA	Bewsey & Whitecross	0.01	Yes	2007/11306	PDL	Suitable, available and achievable	6	6	Based on approved planning application.
1439	Saxon Park East	Liverpool Road	Bewsey & Whitecross	2.4	Yes	2007/12043	PDL	Suitable, available and achievable	67	67	Based on approved planning application.
2028	25, Bold Street	Warrington, WA1 1HQ	Bewsey & Whitecross	0.02	Yes	2008/13058	PDL	Suitable, available and achievable	2	2	Based on approved planning application.

# Appendix Seven - Schedule 7 'Suitable, Available and Achievable'

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF / PDL	Concluding Recommendation?	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
2034	109, Bridge Street	Warrington, WA1 2HR	Bewsey & Whitecross	0.01	Yes	2008/13351	PDL	Suitable, available and achievable	1	1	Based on approved planning application.
2041	United Fleet Distribution Ltd	61 Bewsey Street, Warrington, WA2 7JQ	Bewsey & Whitecross	0.01	Yes	2008/13811	PDL	Suitable, available and achievable	1	1	Based on approved planning application.
2049	4, Dial Street	Warrington, WA1 2NX	Bewsey & Whitecross	0.04	Yes	2008/13983	PDL	Suitable, available and achievable	2	2	Based on approved planning application.
2050	2, Dial Street	Warrington, WA1 2NX	Bewsey & Whitecross	0.03	Yes	2008/13984	PDL	Suitable, available and achievable	1	1	Based on approved planning application.
1733	Hill Motors Site	Folly Lane	Bewsey & Whitecross	0.85	No	n/a	PDL	Suitable, available and achievable	34	34	Application of 40 dph density.
1835	Land at Time Square	Bank Street, Warrington	Bewsey & Whitecross	1.3	No	n/a	PDL	Suitable, available and achievable	235	235	Based on final masterplan which proposes 60 apartments in phase 1, 85 in phase 2 and 90 in phase 3.
1653	Scolland Rd - Adjacent to south-western cockhedge bridge	Scolland Rd - Adjacent to south-western cockhedge bridge	Bewsey & Whitecross	0.08	No	n/a	PDL	Suitable, available and achievable	15	15	Based on approved proposals for similar sized infill development plots within the town centre.
1844	Lock up garages south west of Wellfield Street	Off Wellfield Street	Bewsey & Whitecross	0.14	No	n/a	PDL	Suitable, available and achievable	4	4	Application of 35 dph density.
2014	YMCA, Hammett Court, Birchwood	Ainscough Road, Birchwood, WA3 7PL	Birchwood	0.77	No	2008/12709	PDL	Suitable, available and achievable	45	45	Based on approved planning application.
1539	Land at 1 Deleny Drive	Deleny Drive, Birchwood	Birchwood	0.26	No	n/a	PDL	Suitable, available and achievable	10	10	Application of 40 dph density.
1760	Land at 3 Deleny Drive	Deleny Drive, Birchwood	Birchwood	0.35	No	n/a	PDL	Suitable, available and achievable	14	14	Application of 40 dph density.
1070	New Bradlegh	Hall Lane, Burtonwood	Burtonwood & Winwick	0.49	Yes	2003/01080	GF	Suitable, available and achievable	4	4	Based on approved planning application.
1607	The Old Rectory	Rectory Lane, Winwick	Burtonwood & Winwick	0.82	No	n/a	PDL	Suitable, available and achievable	14	14	Application of 35 dph density across 50% of the site area (50% used to allow flexibility to retain existing mature planting and to ensure an attractive setting for the existing building).
1810	Greenlea House	Delph Lane, Winwick	Burtonwood & Winwick	0.5	No	n/a	GF	Suitable, available and achievable	1	1	Based on conversion of barn / stable into single dwelling.
1512	Land adjacent 90 Fairclough Street	Land adjacent 90 Fairclough Street, Burtonwood, WA5 4HU	Burtonwood & Winwick	0.03	No	n/a	PDL	Suitable, available and achievable	2	2	Based on layout associated with previous application which would maintain the existing street build line.
1301	Risley House Farm	Cross Lane, Croft, Warrington, WA3 7AR	Culcheth, Glazebury & Croft	0.30	Yes	2007/11279	GF	Suitable, available and achievable	1	1	Loss associated with one for one replacement already recorded in previous years so not recorded as one for forecasting.
1308	113 Twiss Green Lane	Culcheth, Warrington, WA3 4HX	Culcheth, Glazebury & Croft	0.08	Yes	2006/07762	PDL	Suitable, available and achievable	1	0	Based on approved planning application.
1311	411 Warrington Road	Culcheth, Warrington, WA3 5SW	Culcheth, Glazebury & Croft	0.08	Yes	2006/08031	PDL	Suitable, available and achievable	5	5	Based on approved planning application.
1402	165 Bent Lane	Culcheth, WA3 6ES	Culcheth, Glazebury & Croft	0.2	Yes	2008/13731	PDL	Suitable, available and achievable	1	0	Based on approved planning application.
1406	Laylands Farm	11 Wilton Lane, Culcheth, Warrington, WA3 4BD	Culcheth, Glazebury & Croft	0.06	Yes	2007/10226	PDL	Suitable, available and achievable	1	0	Based on approved planning application.
1418	69, Common Lane	Culcheth, Warrington, WA3 4HB	Culcheth, Glazebury & Croft	0.16	Yes	2007/11136	PDL	Suitable, available and achievable	1	0	Based on approved planning application.
1423	6-6a Holcroft Lane	Culcheth, Warrington, WA3 5AJ	Culcheth, Glazebury & Croft	0.17	Yes	2007/11250	PDL	Suitable, available and achievable	1	1	Loss associated with one for one replacement recorded in current monitoring period. Net capacity for forecast reasons is therefore 1.
1448	16, Hob Hey Lane	Culcheth, Warrington, WA3 4NQ	Culcheth, Glazebury & Croft	0.16	Yes	2008/12402	PDL	Suitable, available and achievable	1	0	Based on approved planning application.
2000	Land to the rear of 6'0-6'16 & Land to South and West of 6'16 Warrington Road.	Risley	Culcheth, Glazebury & Croft	0.83	Yes	2007/12062	PDL	Suitable, available and achievable	2	2	Based on approved planning application.



SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF / PDL	Concluding Recommendation?	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
2005	106-112, Church Lane	Culcheth, WA3 5DJ	Culcheth, Glazebury & Croft	0.27	Yes	2008/12449	PDL	Suitable, available and achievable	10	10	Based on approved planning application.
2009	Croft House	Birchall Street, Croft, WA3 7HZ	Culcheth, Glazebury & Croft	0.45	Yes	2008/12585	PDL	Suitable, available and achievable	20	20	Based on approved planning application.
2010	Land adjacent to 21, Queens Avenue	Glazebury, WA3 5NE	Culcheth, Glazebury & Croft	0.04	Yes	2008/13825	PDL	Suitable, available and achievable	1	1	Based on approved planning application.
2012	120a, Heath Lane	Croft, WA3 7DS	Culcheth, Glazebury & Croft	0.28	Yes	2008/12633	PDL	Suitable, available and achievable	1	0	Based on approved planning application.
2023	337 Warrington Road	Glazebury, WA3 5LA	Culcheth, Glazebury & Croft	1.2	Yes	2008/12951	PDL	Suitable, available and achievable	1	0	Based on approved planning application.
2030	Land between the Methodist Church and 280 Warrington Road	Glazebury, WA3 5LG	Culcheth, Glazebury & Croft	0.13	Yes	2008/13146	PDL	Suitable, available and achievable	5	5	Based on approved planning application.
2033	Ovenback Farm	Winwick Lane, Croft, WA3 7EA	Culcheth, Glazebury & Croft	0.2	Yes	2008/13298	PDL	Suitable, available and achievable	1	0	Based on approved planning application.
2038	20, Churchill Avenue	Culcheth, WA3 5HU	Culcheth, Glazebury & Croft	0.22	Yes	2008/13429	PDL	Suitable, available and achievable	7	7	Based on approved planning application.
1606	Land at Altlee Avenue / Churchill Avenue	Churchill Avenue / Altlee Avenue, Mee Brow	Culcheth, Glazebury & Croft	0.28	No	n/a	GF	Suitable, available and achievable	9	9	Based on an indicative draft layout produced in July 2009.
1507	Land between 53 and 67 Hob Hey Lane	Hob Hey Lane	Culcheth, Glazebury & Croft	0.26	No	n/a	GF	Suitable, available and achievable	7	7	Based on a layout associated with a previous planning application (A0346754).
1792	Former RAF Croft	Lady Lane, Croft	Culcheth, Glazebury & Croft	1.08	No	n/a	PDL	Suitable, available and achievable	15	15	Based on conversion of the existing building into 15 units as proposed in planning application 2007/10544.
1588	Heath House, Kenyon Lane, Croft	Heath House, Kenyon Lane, Croft, WA3 7DU	Culcheth, Glazebury & Croft	0.78	No	n/a	PDL	Suitable, available and achievable	1	1	Based on development of a single dwelling within the site.
1599	Charnock Road garage site	Eastern end of Charnock Rd cul-de-sac, off Warrington Road, Culcheth	Culcheth, Glazebury & Croft	0.13	No	n/a	PDL	Suitable, available and achievable	4	4	Based on draft design work undertaken in July 2009 which proposes a continuation of the existing build line of Charnock Road.
1590	Tamers Farm	Twiss Green lane, Culcheth	Culcheth, Glazebury & Croft	0.41	No	n/a	GF	Suitable, available and achievable	14	13	Application of 35 dph density.
1652	Land to the rear of 8 Hob Hey Lane	Accessed off Radcliffe Avenue	Culcheth, Glazebury & Croft	0.06	No	n/a	PDL	Suitable, available and achievable	1	1	Based on development of a single dwelling as per previous planning applications.
1092	Farrell Street South	Farrell Street South	Fairfield & Howley	7.08	Yes	2003/00831	PDL	Suitable, available and achievable	367	367	Based on recently submitted, albeit later withdrawn, reserved matter proposals.
1108	Edwards Cheshire	Navigation Street, Warrington	Fairfield & Howley	0.57	Yes	2007/10238	PDL	Suitable, available and achievable	28	28	Application of 50 dph density as opposed to approved capacity.
1110	26 Salisbury Street	26 Salisbury Street, Warrington	Fairfield & Howley	0.01	Yes	2007/10265	PDL	Suitable, available and achievable	1	1	Based on approved planning application.
1133	Land to the rear of 25-29 Church Street	Warrington	Fairfield & Howley	0.02	Yes	2006/08021	PDL	Suitable, available and achievable	16	16	Based on approved planning application.
1137	Land @ Houghton Street	Warrington	Fairfield & Howley	0.04	Yes	2006/07750	PDL	Suitable, available and achievable	10	10	Based on approved planning application.
1260	Land at former Carrington Wire Works and site of Mayne Coaches,	Bittersby Lane, Warrington	Fairfield & Howley	11.35	Yes	2006/08636	PDL	Suitable, available and achievable	577	577	Based on approved planning application.
1265	Land to the rear of 182 Manchester Road	Warrington	Fairfield & Howley	0.09	Yes	2006/09507	PDL	Suitable, available and achievable	3	3	Application of 40 dph density as opposed to approved capacity.
1312	218 Manchester Road	Warrington, WA1 3BD	Fairfield & Howley	0.02	Yes	2006/08104	PDL	Suitable, available and achievable	2	1	Based on approved planning application.
1565	Former scout hut	Heisby Street (southern end), Howley	Fairfield & Howley	0.12	No	n/a	PDL	Suitable, available and achievable	5	5	Based on a draft site layout (July 2009) which follows the existing build line of Heisby Street.

# Appendix Seven - Schedule 7 'Suitable, Available and Achievable'

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF / PDL	Concluding Recommendation?	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
1711	APW Thomas Locker Site	Church Street	Fairfield & Howley	1.39	No	n/a	PDL	Suitable, available and achievable	52	52	Based on an indicative site layout prepared for the land owner in July 2009 (32 houses on rear of site) + 20 apartments associated with mixed use proposal (2007/11612) on front of site.
1833	Land at Orford Rd north west of TP rail line	Land at Orford Rd north west of TP rail line	Fairfield & Howley	0.16	No	n/a	GF	Suitable, available and achievable	2	2	Based on continuation of existing build line and one pair of semi detached houses. Site could potentially accommodate two pairs subject to clarification on proximity to the railway.
1328	Land at Deans Lane	The Wall Warrington WA4 2TN	Grappenhall & Thelwall	1.04	Yes	2006/09242	PDL	Suitable, available and achievable	10	10	Based on approved planning application.
1793	74 Knutsford Road	74 Knutsford Road	Grappenhall & Thelwall	0.07	No	n/a	PDL	Suitable, available and achievable	4	4	Based on the development of the site for a terrace of 4 three storey houses as proposed during previous pre-application discussions.
1510	Bridge House and Barns	Stockport Road, Thelwall, WA4 2SZ	Grappenhall & Thelwall	0.87	No	n/a	PDL	Suitable, available and achievable	6	6	Based on conversion of outbuilding into a single dwelling and 5 new build (larger) units on vacant land (cautious estimate) to the west of Bridge House.
1613	Barondale Grange	Stockport Road	Grappenhall & Thelwall	0.86	No	n/a	PDL	Suitable, available and achievable	3	2	Based on sub division of existing dwelling into two apartments and the conversion of the outbuilding to a single dwelling.
1646	Grappenhall Heys - Remainder	Off Curzon Drive, Grappenhall Heyes	Grappenhall & Thelwall	20.82	No	n/a	GF	Suitable, available and achievable	573	573	Based on historical masterplan figures. Actual potential may be higher owing to a requirement for higher densities post PPC3.
1890	Massey Hall School	Halfacre Lane, Thelwall	Grappenhall & Thelwall	2.26	No	n/a	PDL	Suitable, available and achievable	6	6	Lower of the capacities arising from the conversion of the main hall and outbuildings expressed during pre application discussions.
948	32 Mill Ave	Great Sankey, Warrington	Great Sankey North	0.06	Yes	2007/11209	PDL	Suitable, available and achievable	1	1	Based on approved planning application.
1412	Land at Dawson House,	Liverpool Road, Great Sankey, Warrington	Great Sankey North	5.78	Yes	2007/10651	PDL	Suitable, available and achievable	178	178	Based on approved planning application.
1574	North View garage site	Adjacent (west) 1 North View, Great Sankey	Great Sankey North	0.1	No	n/a	PDL	Suitable, available and achievable	3	3	Based on draft design work undertaken in July 2009 which proposes a continuation of the existing build line of Charnock Road.
1105	Phase 4 Land off Washington Drive	Land at former Burtonwood Married Quarters Sycamore Lane Great Sankey Warrington	Great Sankey South	5.56	Yes	2005/06083	PDL	Suitable, available and achievable	188	188	Based on approved planning application.
1114	Eagle Sports Club	Eagle Sports Club	Great Sankey South	0.03	Yes	2004/02023	PDL	Suitable, available and achievable	4	4	Based on approved planning application.
1887	Land at Chapel Brow Farm	Liverpool Road Great Sankey Warrington	Great Sankey South	0.06	Yes	2006/09623	GF / PDL	Suitable, available and achievable	6	5	Based on approved planning application (1 dwelling) + application of 35 dph density across area of site currently without planning approval (0.16ha).
1509	South Western corner of Penketh Business Park	Off Clevellys Rd, penketh, Warrington	Great Sankey South	0.76	No	n/a	PDL	Suitable, available and achievable	26	26	Application of 35 dph density across entirety of site (therefore assumes demolition of existing commercial property).
1261	Ford Farm	Eastford Road Lower Walton Warrington	Halton, Stretton & Walton	0.42	Yes	2007/09695	GF	Suitable, available and achievable	4	4	Based on approved planning application.



SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF / PDL	Concluding Recommendation?	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
2047	Fir Tree Farm	FIR TREE CLOSE STRETTON WARRINGTON WA4 4LY	Halton, Stretton & Walton	0.25	Yes	2008/14025	GF	Suitable, available and achievable	2	2	Based on approved planning application.
1517	Former Greenall's Nursery	Chester Road, Walton	Halton, Stretton & Walton	1.36	No	n/a	GF	Suitable, available and achievable	15	15	Based on previous planning application (2006/09704)
1650	Land at Pewterspear Green	Off Henbury Gardens, Pewterspear Green	Halton, Stretton & Walton	7.49	Yes	n/a	GF	Suitable, available and achievable	264	264	Based on historical masterplan figures. Actual potential may be higher owing to a requirement for higher densities just PPG3.
957	1 Dover Road	Latchford, Warrington	Latchford East	0.02	Yes	2007/10450	PDL	Suitable, available and achievable	9	8	Based on approved planning application.
1090	Beers Building Co	Station Road, Latchford	Latchford East	1.70	Yes	2008/12523	PDL	Suitable, available and achievable	123	123	Based on approved planning application.
1091	Manchester Ship Canal	Mineral Railway, Thelwall Lane, Latchford	Latchford East	2.54	Yes	2006/08928	PDL	Suitable, available and achievable	122	122	Based on approved planning application.
1178	Cardinal Newman High School	Bridgewater Avenue Latchford East	Latchford East	14.30	Yes	2003/01905	PDL	Suitable, available and achievable	110	110	Based on approved planning application.
1201	New World Ltd	New World House, Thelwall Lane, Warrington, WA4 1NL	Latchford East	13.91	Yes	2007/11944	PDL	Suitable, available and achievable	485	485	Based on approved planning application.
1322	Brook Place	Knutsford Road, Warrington, WA4 1PH	Latchford East	0.16	Yes	2006/08556	PDL	Suitable, available and achievable	8	8	Based on approved planning application.
1424	Manor Lock	Junction Of Weasy Lane / Grange Avenue, Warrington	Latchford East	0.21	Yes	2009/14932	PDL	Suitable, available and achievable	18	18	Based on pending planning application which proposes an increase of 2 units against the existing approval for 16.
1451	Cantliever Gardens	Station Road, Warrington, WA4 2GU	Latchford East	0.20	Yes	2007/11860	PDL	Suitable, available and achievable	14	14	Based on approved planning application.
2039	St. Roccos Hospice Nearly New Shop	14, Reynolds Street, Warrington, WA4 1PP	Latchford East	0.01	Yes	2008/13453	PDL	Suitable, available and achievable	4	4	Based on approved planning application.
1726	Land between Penny Ferry Pub & 227 Thelwall Lane	Thelwall Lane, Latchford	Latchford East	0.03	No	n/a	GF	Suitable, available and achievable	1	1	
1756	Pierpoint & Bryant Lagoon	Rear of Picheal Nook	Latchford East	3.45	No	n/a	PDL	Suitable, available and achievable	120	120	Indicative layout dated November 2008
1619	1 - 5 Kingsway South	1 - 5 Kingsway South	Latchford East	0.07	No	n/a	PDL	Suitable, available and achievable	8	5	Developer aspirations.
1584	Former school canteen at Henshall Avenue	Corner of Henshall Avenue / Davies Avenue opposite St. Augustines R.C. Primary School	Latchford East	0.09	No	n/a	PDL	Suitable, available and achievable	4	4	Based on draft design work undertaken in July 2009 which proposes a continuation of the existing build line of Charnock Road.
1602	Brook Avenue garage site	North of Brook Avenue, Latchford	Latchford East	0.09	No	n/a	PDL	Suitable, available and achievable	3	3	Based on draft design work undertaken in July 2009 which proposes a continuation of the existing build line of Charnock Road.
1864	Eagle Ottowa UK Ltd	Corner of Thelwall Lane and Nool Lane, Latchford, Warrington	Latchford East	1.92	No	n/a	PDL	Suitable, available and achievable	76	76	Application of 40 dph density.
1104	Springbank Service Station	186-188 Chester Road, Warrington	Latchford West	0.06	Yes	2007/10423	PDL	Suitable, available and achievable	7	7	Based on approved planning application.
1138	102/102a Wilderspool Causeway	102/102a Wilderspool Causeway	Latchford West	0.02	Yes	2007/11460	PDL	Suitable, available and achievable	4	3	Based on approved planning application.
1262	Land at Western end of Greenalls Avenue	Latchford, Warrington	Latchford West	0.67	Yes	2003/01496	PDL	Suitable, available and achievable	46	46	Based on revised layout (yet to be submitted via formal planning application) proposing 34 houses and 12 apartments.

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF / PDL	Concluding Recommendation?	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
1411	Former timber planning mill off Chester Road,	Lower Walton And Land To Immediate South Of Landseer Avenue And Cranborne Avenue Warrington	Latchford West	9.73	Yes	2008/13785	PDL	Suitable, available and achievable	250	250	Based on approved planning application.
1440	G & J Greenalls Site	South Of Loushers Lane	Latchford West	4.78	Yes	2007/12085	PDL	Suitable, available and achievable	178	178	Based on approved planning application.
1441	G & J Greenalls Site	South Of Loushers Lane	Latchford West	0.18	Yes	2007/12098	PDL	Suitable, available and achievable	6	6	Based on approved planning application.
1716	Land at junction of Gainsborough Rd / Chester Rd	Land at junction of Gainsborough Rd / Chester Rd	Latchford West	0.37	No	n/a	GF	Suitable, available and achievable	14	14	Application of 40 dph density.
1550	Land adjacent Lord Street, Latchford	Land adjacent Lord Street, Latchford	Latchford West	0.07	No	n/a	PDL	Suitable, available and achievable	12	12	Based on detailed plans prepared in March 2009.
1879	St. Marys Court	St. Marys Court	Latchford West	0.02	No	2009/14767	PDL	Suitable, available and achievable	2	2	Based on erection of a pair of semi detached houses as proposed by planning application 2009/14767.
538	Land off Sandy Lane	Oughtington, Lymm	Lymm	0.25	Yes	2007/10789	PDL	Suitable, available and achievable	14	14	Based on approved planning application.
614	Land @ Longbutt Lane	Oughtington Lane, Lymm	Lymm	5.96	Yes	2004/04052	GF	Suitable, available and achievable	214	214	Based on approved planning application.
1050	Lymm Service Station	114 Booths Hill Road, Lymm, Warrington	Lymm	0.10	Yes	2008/13221	PDL	Suitable, available and achievable	6	6	Based on approved planning application.
1055	Methodist Church, Sandy Lane	Lymm Warrington	Lymm	0.06	Yes	2004/03300	PDL	Suitable, available and achievable	36	36	Based on approved planning application.
1058	Sewage Works	off Reddish Lane Warrington	Lymm	2.40	Yes	2007/12053	PDL	Suitable, available and achievable	1	1	Based on approved planning application.
1154	29 Church Road	Lymm Warrington	Lymm	0.02	Yes	2004/04133	PDL	Suitable, available and achievable	1	1	Based on approved planning application.
1219	25 Eagle Brow	Lymm, WA13 0NA	Lymm	0.11	Yes	2005/05965	PDL	Suitable, available and achievable	1	1	Based on approved planning application.
1224	6 Hardy Road	Lymm, Warrington	Lymm	0.11	Yes	2005/04981	PDL	Suitable, available and achievable	1	0	Based on approved planning application.
1230	Com Heyes	Crouchley Lane, Lymm, WA13 0TJ	Lymm	0.15	Yes	2007/11451	PDL	Suitable, available and achievable	1	0	Loss associated with one for one replacement recorded in current monitoring period. Net capacity for forecast reasons is therefore 1.
1404	2 Pepper Street	Lymm, Warrington	Lymm	0.05	Yes	2007/09751	PDL	Suitable, available and achievable	3	2	Loss associated with proposal recorded in current monitoring period. Net capacity for forecast reasons is therefore 3.
1415	Aston Berkeley Systems Ltd, Whitbarrow Road Lymm WA139AR	Berkeley House Whitbarrow Road Lymm WA139AR	Lymm	0.08	Yes	2007/11021	PDL	Suitable, available and achievable	5	5	Based on approved planning application.
2004	135, Higher Lane	135, Higher Lane, Lymm, WA13 0BU	Lymm	0.15	Yes	2008/12447	PDL	Suitable, available and achievable	1	0	Based on approved planning application.
2035	12a, Brookfield Road	Lymm, WA13 0QJ	Lymm	0.09	Yes	2008/13363	PDL	Suitable, available and achievable	1	0	Based on approved planning application.
2051	Land at Pool Bank Farm	Pool Lane, Lymm, WA13 9BJ	Lymm	0.43	Yes	A02/45653	PDL	Suitable, available and achievable	10	10	Based on approved planning application.
1722	Rushgreen Service Station	Rushgreen Road, Lymm	Lymm	0.41	No	n/a	PDL	Suitable, available and achievable	11	11	Application of 35 dph density.
1814	Land adj Farmers Arms	Rushgreen Rd / Sandy Lane, Lymm	Lymm	0.33	No	n/a	GF	Suitable, available and achievable	11	11	Application of 35 dph density.
1515	Land north of 67 Mill Lane, Lymm	Land north of 67 Mill Lane, Lymm	Lymm	0.11	No	n/a	PDL	Suitable, available and achievable	2	2	Based on development of one pair of semi detached houses - continuation of existing built form.



SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF / PDL	Concluding Recommendation?	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
1245	The Corner House	98 Sandy Lane, Warrington, WA2 9HX	Orford	0.83	Yes	2005/06600	PDL	Suitable, available and achievable	11	11	Based on approved planning application.
1053	Land between 32 & 34 Neville Crescent	Penketh, Warrington	Penketh & Cuerdley	0.04	Yes	2006/08377	PDL	Suitable, available and achievable	2	2	Based on approved planning application.
1400	108 Farnworth Road	Penketh, Warrington	Penketh & Cuerdley	0.07	Yes	2008/13149	PDL	Suitable, available and achievable	1	1	Based on approved planning application. (existing dwelling previously lost some years ago hence why net is recorded as 1)
1426	Land between 40 and 50 South Dale	Penketh, Warrington, WA5 2AD	Penketh & Cuerdley	0.13	Yes	2007/11303	PDL	Suitable, available and achievable	3	3	Based on approved planning application.
1443	(Rear plot), 169, Warrington Road	Penketh WARRINGTON WA5 2EN	Penketh & Cuerdley	0.08	Yes	2008/12171	PDL	Suitable, available and achievable	2	2	Based on approved planning application.
1862	Land at 120 Heath Road	Land at 120 Heath Road	Penketh & Cuerdley	0.30	No	n/a	PDL	Suitable, available and achievable	9	8	Application of 30 dph density.
2016	74, Stocks Lane	Penketh Warrington WA5 2FN	Penketh & Cuerdley	0.25	Yes	2008/12791	PDL	Suitable, available and achievable	1	0	Based on approved planning application.
2019	Brook House Farm,	39 Farnworth Road Penketh WARRINGTON Cheshire WA5 2SE	Penketh & Cuerdley	0.23	Yes	2008/12871	PDL	Suitable, available and achievable	1	0	Based on approved planning application.
2031	Hot Stuff Sunbeds	4, Martin Avenue Warrington WA2 0HQ	Penketh & Cuerdley	0.02	Yes	2008/13154	PDL	Suitable, available and achievable	1	1	Based on approved planning application.
1767	Brook House	Sandy Lane West, Warrington	Poplars & Hulme	0.26	No	n/a	PDL	Suitable, available and achievable	8	8	Based on pending planning application ref. 2008/13866
1601	Carmel Avenue garage site	Carmel Avenue	Poplars & Hulme	0.12	No	n/a	PDL	Suitable, available and achievable	3	3	Based on a draft site layout (July 2009) which follows the existing build line of Helesty Street.
1647	Land off Mill Lane, Houghton Green	Land off Mill Lane, Houghton Green	Poplars & Hulme	1.32	No	n/a	GF	Suitable, available and achievable	18	18	Based on the application of 35 dph density across 40% of the site (area excluded from any constraints). Capacity could rise if constraints can be overcome.
1643	Bruche former Police Training Centre	Off Greenway	Poulton South	8.81	No	n/a	PDL	Suitable, available and achievable	300	300	Based on indicative layouts prepared by HCA.
1124	Spruce tops	Hillock Lane, Woolston	Rixton & Woolston	0.02	Yes	2004/02755	PDL	Suitable, available and achievable	1	1	Based on approved planning application.
1513	Hollingreave Farm	Dam Lane, Rixton, WA3 6LE	Rixton & Woolston	0.06	No	n/a	PDL	Suitable, available and achievable	2	1	Based directly on land owners aspirations.
1149	27 Grappenhall Road	Stockton Heath, Warrington	Stockton Heath	0.04	Yes	2006/07642	PDL	Suitable, available and achievable	1	0	Based on approved planning application.
2017	68a, Grappenhall Road	Stockton Heath, Warrington, WA4 2AX	Stockton Heath	0.10	Yes	2008/12819	PDL	Suitable, available and achievable	1	0	Based on approved planning application.
2036	Land Bounded by Monticlare Crescent, Brian Avenue & Chester Road, Stockton Heath, WARRINGTON, WA4 2SA	Stockton Heath, WARRINGTON, WA4 2SA	Stockton Heath	1.53	Yes	2008/13417	PDL	Suitable, available and achievable	51	51	Based on approved planning application.
1889	Land adjacent 70 Ackers Road	Ackers Road, Stockton Heath	Stockton Heath	0.14	No	n/a	GF	Suitable, available and achievable	4	4	Application of 35 dph density.
1857	Heath Street lock up garages	Heath Street, Stockton Heath	Stockton Heath	0.16	No	n/a	PDL	Suitable, available and achievable	2	2	Based on a previous planning application (2007/11677).
261	KW8 N Tournay Green	KW8 N Tournay Green	Westbrook	2.78	No	n/a	PDL	Suitable, available and achievable	90	90	Based on previously approved planning application.
4874	Phase 4 Chapelstford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	4.60	Yes	2004/04826	PDL	Suitable, available and achievable	127	127	Based on approved planning application.

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF / PDL	Concluding Recommendation?	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
4870	Chapelord Urban Village, Whittle Hall (Remainder)	Off Whittle Avenue, Great Sankey	Whittle Hall	27.78	Yes		PDL	Suitable, available and achievable	455	455	Remaining capacity after reserved matters have been subtracted from approved outline quantity (approx 2200)
4871	North Square Chapelord Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	2.24	Yes	2006/08621	PDL	Suitable, available and achievable	148	148	Based on approved planning application.
4876	Phase 6 Chapelord Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	6.16	Yes	2007/10234	PDL	Suitable, available and achievable	149	149	Based on approved planning application.
4877	Phase 7 Chapelord Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	2.77	Yes	2006/09424	PDL	Suitable, available and achievable	71	71	Based on approved planning application.
4878	Phase 8 Chapelord Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	4.90	Yes	2006/09429	PDL	Suitable, available and achievable	189	189	Based on approved planning application.
4872	Elderly Affordable Phase - Chapelord Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	2.00	Yes		PDL	Suitable, available and achievable	103	103	Based on approved planning application.
4879	Phase 9 - Chapelord Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	1.50	Yes		PDL	Suitable, available and achievable	47	47	Based on approved planning application.
498	Land E Barrowhall Lane	Whittle Hall (CNT WT16)	Whittle Hall	1.09	Yes	2006/08808	PDL	Suitable, available and achievable	22	22	Based on approved planning application.
1832	Whittle Hall Farm	Lilleshale Road, Whittle Hall, Warrington	Whittle Hall	0.71	No	n/a	GF	Suitable, available and achievable	8	8	Cautious estimate (2 conversions and 6 new build). Application of density would be inappropriate given need to retain existing outlinings.
1843	Remainder of Whittle Hall 16	Off Stockdale Court Crescent	Whittle Hall	0.22	No	n/a	PDL	Suitable, available and achievable	7	7	Application of 35 dph density.



Appendix Eight - Schedule 8 'Suitable, Likely to become Available and Achievable'

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	Concluding Recommendation?	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
1226	Land adj to 144-146 Longshaw Street	Longshaw Street, Dallam	Bewsey & Whitecross	0.09	No	n/a	Suitable, likely to become available and achievable	2	2	Based on development of the site for a pair of semi detached houses as proposed in a previously approved planning application.
1721	St Albans Catholic Club	Bewsey Street, Warrington	Bewsey & Whitecross	0.1	No	n/a	Suitable, likely to become available and achievable	35	35	Indicative layouts have previously shown 70 apartments. Cautious approach adopted which assumes a 50% reduction.
1725	Land adjacent Magistrates Court	Winnarleigh Street	Bewsey & Whitecross	0.05	No	n/a	Suitable, likely to become available and achievable	15	15	Based on the capacity of a previous proposal for 14 two bedroom and one single bedroom apartments (2006/08530)
1729	Site of former temporary bus station offices	Land at corner of Winwick St / Crown St	Bewsey & Whitecross	0.06	No	n/a	Suitable, likely to become available and achievable	15	15	Based on approved proposals for similar sized infill development plots within the town centre.
1731	Bostock St Playground	Corner of Bostock St / Collins St	Bewsey & Whitecross	0.05	No	n/a	Suitable, likely to become available and achievable	3	3	Continuation of existing built form to provide an additional 3 dwellings.
1755	Garven Place Clinic	Legh Street	Bewsey & Whitecross	0.22	No	n/a	Suitable, likely to become available and achievable	15	15	Based on approved proposals for similar sized infill development plots within the town centre.
1790	97 Buttermarket Street	97 Buttermarket Street	Bewsey & Whitecross	0.07	No	n/a	Suitable, likely to become available and achievable	7	7	Based on previous proposals.
1802	Site of former Crossfields Theatre	Thewils Street, Warrington	Bewsey & Whitecross	0.84	No	n/a	Suitable, likely to become available and achievable	33	33	Application of 40 dph density.
1821	56 - 58 Bewsey Road	Bewsey Road	Bewsey & Whitecross	0.1	No	n/a	Suitable, likely to become available and achievable	9	9	Based on previous planning application which proposed 9 apartments (2006/08376).
1822	41 Froghall Lane	41 Froghall Lane	Bewsey & Whitecross	0.01	No	n/a	Suitable, likely to become available and achievable	4	3	Based on previous planning application which proposed subdivision of existing property into 4 self contained apartments (2006/08903).
1800	Land Adjacent to Rose Villa	Adjacent to Rose Villa, Penkford Lane, Collins Green	Burtonwood & Winwick	0.27	No	n/a	Suitable, likely to become available and achievable	6	6	Based on the capacity of a previously approved development proposal in 2001.
1712	312 Warrington Rd, Glazebury	Warrington Road, Glazebury	Culcheth, Glazebury & Croft	0.69	No	n/a	Suitable, likely to become available and achievable	4	3	Continuation of existing build line to develop 4 houses along the site frontage.
1739	Land opp Chat Moss PH	Warrington Road, Glazebury	Culcheth, Glazebury & Croft	0.11	No	n/a	Suitable, likely to become available and achievable	4	4	Continuation of existing build line to develop 4 houses along the site frontage. Considered that sufficient room exists for a buffer between any development and the railway.
1740	Land between 284 - 302 Warrington Road	Warrington Road, Glazebury	Culcheth, Glazebury & Croft	0.26	No	n/a	Suitable, likely to become available and achievable	8	8	Application of 35 dph density.
1708	Worldwide Communications Ltd.	Perival Street, Warrington, WA1 2JE	Fairfield & Howley	0.03	No	n/a	Suitable, likely to become available and achievable	2	2	Based on development of a pair of semi-detached dwellings as proposed by previous planning applications.
1848	Lock up garages to the west of Quebec Road	West of Quebec Road, Warrington	Fairfield & Howley	0.05	No	n/a	Suitable, likely to become available and achievable	2	2	Application of 40 dph density.
1859	Orford Lane Family Centre	Orford Lane, Warrington, WA2 7AG	Fairfield & Howley	0.16	No	n/a	Suitable, likely to become available and achievable	6	6	Application of 40 dph density.

# Appendix Eight - Schedule 8 'Suitable, Likely to become Available and Achievable'

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	Concluding Recommendation?	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
1764	Curtlage of Claremont	facing Westminster Close	Grappenhall & Thelwall	0.06	No	n/a	Suitable, likely to become available and achievable	2	2	Based on a layout associated with a previous planning application (2004/02257).
1720	MSBS Joinery Site	Star Lane, Lymm	Lymm	0.37	No	n/a	Suitable, likely to become available and achievable	12	12	Application of 35 dph density.
1881	Land between 49 - 51 Orford Green	Land between 49 - 51 Orford Green	Orford	0.04	No	n/a	Suitable, likely to become available and achievable	2	2	Based on development of one pair of semi detached houses.
1884	Lock up garages to the rear of 73 - 83 Windermere Avenue	Rear of 73 - 83 Windermere Avenue	Poplars & Hulme	0.05	No	n/a	Suitable, likely to become available and achievable	1	1	Assumed site would accommodate a single dwelling.
1803	Land to North of Birchwood Way	Land to North of Birchwood Way, Longbarn, Warrington	Poulton North	5.24	No	n/a	Suitable, likely to become available and achievable	91	91	Application of 35 dph density across 50% of the site area (cautious approach taken which excludes safeguarded land).
1761	355 - 357 Padgate Lane	Padgate Lane, Padgate	Poulton South	0.06	No	n/a	Suitable, likely to become available and achievable	1	1	Based on previous proposals to develop a single dwelling on the site.
1855	Land off Hollow Drive	Hollow Drive, Stockton Heath	Stockton Heath	0.36	No	n/a	Suitable, likely to become available and achievable	6	6	Continuation of Hollow Drive built form with 2 pairs of semis on the south and one pair on the north.



## Appendix Nine - Schedule 9 'Sites Contributing to a Deliverable 0-5 Year Supply'

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	Concluding Recommendation?	Recommended gross capacity?	Recommended net capacity?	Capacity Comments	2009/10	2010/11	2011/12	2012/13	2013/4	Deliverable 2009 - 2014	Forecast Source / Comments
1047	Brookhouse	Cann Lane, Appleton, Warrington	Appleton	0.10	Yes	2006/08964	Suitable, available and achievable	1	1	Based on approved and implemented planning application.	1				1	Dwelling now under construction. Completion expected within the next 12 months.	
1315	Kesadale	Firs Lane, Appleton, Warrington, WA4 5LD	Appleton	0.19	Yes	2008/13179	Suitable, available and achievable	1	1	Loss associated with one for one replacement already recorded in previous years so not recorded as one for forecasting.	1				1	Dwelling now under construction. Completion expected within the next 12 months.	
2002	4, Hall Drive	Appleton, Warrington, WA4 5L	Appleton	0.06	Yes	2008/12317	Suitable, available and achievable	1	1	Loss associated with one for one replacement already recorded in previous years so not recorded as one for forecasting.	1				1	Dwelling now under construction. Completion expected within the next 12 months.	
581	Britannia Wire Works	Bewsey Road, Warrington	Bewsey & Whitecross	8.00	Yes	2006/08950	Suitable, available and achievable	228	228	Based on approved planning application.	30	30	30	30	150	Application of stakeholder agreed completion rates with development having already commenced.	
1142	11 Palmira Square South	11 Palmira Square South, Warrington	Bewsey & Whitecross	0.02	Yes	2004/03556	Suitable, available and achievable	2	2	Based on approved planning application.		2			2	Completion expected within 24 months.	
1151	242 Longshaw Street	242 Longshaw Street, Warrington	Bewsey & Whitecross	0.03	Yes	2004/04024	Suitable, available and achievable	2	1	Based on approved planning application.		1			1	Completion expected within 24 months.	
1159	30 Apley Street	30 Apley Street, Warrington	Bewsey & Whitecross	0.01	Yes	2004/04099	Suitable, available and achievable	3	2	Based on approved planning application.		2			2	Completion expected within 24 months.	
1211	Former Christadelphian Hall	Junction of Museum Street and Winmarleigh Street, Warrington	Bewsey & Whitecross	0.06	Yes	2005/05701	Suitable, available and achievable	16	16	Based on approved planning application.		16			16	Completion expected within 24 months.	
1235	Marsden Vanplan Ltd	Longshaw Street, Warrington, WA5 0DF	Bewsey & Whitecross	1.75	Yes	2006/08400	Suitable, available and achievable	65	65	Based on remaining capacity from approved planning application.			15	30	45	Application of stakeholder agreed completion rates with re-commencement in the deliverable 0 - 5 year period.	
1249	George Howard Scrap Yard Ltd	94 Folly Lane, Warrington, WA5 0NG	Bewsey & Whitecross	1.33	Yes	2003/01441 and 2007/11025	Suitable, available and achievable	53	53	Application of 40 dph density.	15	30	8		53	Application of stakeholder agreed completion rates with commencement in the deliverable 0 - 5 year period.	
1329	Westbrook Media Services	7 Winmarleigh Street, Warrington, WA1 1NB	Bewsey & Whitecross	0.01	Yes	2006/09377	Suitable, available and achievable	1	1	Based on approved planning application.	1				1	Completion expected within 12 months.	
1410	111-113 Bewsey Road	Warrington, WA5 0JT	Bewsey & Whitecross	0.04	Yes	2007/10468	Suitable, available and achievable	1	1	Based on updated discussions with the land owner as opposed to approved capacity.			1		1	Commencement and completion likely in the deliverable 0 - 5 year period.	
1422	Land at 31-35, Winwick Street	Land at 31-35, Winwick Street	Bewsey & Whitecross	0.09	Yes	2007/11202	Suitable, available and achievable	16	16	Based on approved planning application.				16	16	Commencement and completion likely in the deliverable 0 - 5 year period.	
1427	35-37 Bewsey Street	35-37 Bewsey Street, WA2 7JA	Bewsey & Whitecross	0.01	Yes	2007/11306	Suitable, available and achievable	6	6	Based on approved planning application.			6		6	Commencement and completion likely in the deliverable 0 - 5 year period.	
1439	Saxon Park East	Liverpool Road	Bewsey & Whitecross	2.4	Yes	2007/12043	Suitable, available and achievable	67	67	Based on approved planning application.		15	30	22	67	Commencement and completion likely in the deliverable 0 - 5 year period.	

# Appendix Nine - Schedule 9 'Sites Contributing to a Deliverable 0-5 Year Supply'

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	Concluding Recommendation?	Recommended gross capacity?	Recommended net capacity?	Capacity Comments	2009/10	2010/11	2011/12	2012/13	2013/14	Deliverable 2009 - 2014	Forecast Source / Comments
2028	25, Bold Street	Warrington, WA1 1HQ	Bewsey & Whitecross	0.02	Yes	2008/13058	Suitable, available and achievable	2	2	Based on approved planning application.	2					2	Commencement and completion likely in the deliverable 0 - 5 year period.
2034	109, Bridge Street	Warrington, WA1 2HR	Bewsey & Whitecross	0.01	Yes	2008/13351	Suitable, available and achievable	1	1	Based on approved planning application.	1					1	Commencement and completion likely in the deliverable 0 - 5 year period.
2041	United Fleet Distribution Ltd	61 Bewsey Street, Warrington, WA2 7JQ	Bewsey & Whitecross	0.01	Yes	2008/13811	Suitable, available and achievable	1	1	Based on approved planning application.	1					1	Commencement and completion likely in the deliverable 0 - 5 year period.
2049	4, Dial Street	Warrington, WA1 2NX	Bewsey & Whitecross	0.04	Yes	2008/13983	Suitable, available and achievable	2	2	Based on approved planning application.	2					2	Commencement and completion likely in the deliverable 0 - 5 year period.
2050	2, Dial Street	Warrington, WA1 2NX	Bewsey & Whitecross	0.03	Yes	2008/13984	Suitable, available and achievable	1	1	Based on approved planning application.	1					1	Commencement and completion likely in the deliverable 0 - 5 year period.
2014	YMCA, Hammett Court, Birchwood	Ainscough Road, Birchwood, WA3 7PL	Birchwood	0.77	No	2008/12709	Suitable, available and achievable	45	45	Based on approved planning application.			15			45	Application of stakeholder agreed completion rates with commencement in the deliverable 0 - 5 year period.
1070	New Bradleigh	Hall Lane, Burtonwood	Burtonwood & Winwick	0.49	Yes	2003/01080	Suitable, available and achievable	4	4	Based on approved planning application.	4					4	Commencement and completion likely in the deliverable 0 - 5 year period.
1301	Risley House Farm	Cross Lane, Croft, Warrington, WA3 7AR	Culcheth, Glazebury & Croft	0.30	Yes	2007/11279	Suitable, available and achievable	1	1	Loss associated with one for one replacement already recorded in previous years so not recorded as one for forecasting.	1					1	Completion likely within the next 12 months.
1311	411 Warrington Road	Culcheth, Warrington, WA3 5SW	Culcheth, Glazebury & Croft	0.08	Yes	2006/08031	Suitable, available and achievable	5	5	Based on approved planning application.	5					5	Commencement and completion likely in the deliverable 0 - 5 year period.
1423	6-6a Holcroft Lane	Culcheth, Warrington, WA3 5AJ	Culcheth, Glazebury & Croft	0.17	Yes	2007/11250	Suitable, available and achievable	1	1	Loss associated with one for one replacement recorded in current monitoring period. Net capacity for forecast reasons is therefore 1.	1					1	Completion expected within the next 12 months.
2000	Land to the rear of 610-616 & Land to South and West of 616 Warrington Road,	Risley	Culcheth, Glazebury & Croft	0.83	Yes	2007/12062	Suitable, available and achievable	2	2	Based on approved planning application.	2					2	Completion expected within the next 12 months.
2005	106-112, Church Lane	Culcheth, WA3 5DJ	Culcheth, Glazebury & Croft	0.27	Yes	2008/12449	Suitable, available and achievable	10	10	Based on approved planning application.		10				10	Commencement and completion likely in the deliverable 0 - 5 year period.
2009	Croft House	Birchall Street, Croft, WA3 7HZ	Culcheth, Glazebury & Croft	0.45	Yes	2008/12585	Suitable, available and achievable	20	20	Based on approved planning application.	5	15				20	Commencement and completion likely in the deliverable 0 - 5 year period.
2010	Land adjacent to 21, Queens Avenue	Glazebury, WA3 5NE	Culcheth, Glazebury & Croft	0.04	Yes	2008/13825	Suitable, available and achievable	1	1	Based on approved planning application.	1					1	Commencement and completion likely in the deliverable 0 - 5 year period.
2030	Land between the Methodist Church and 280 Warrington Road	Glazebury, WA3 5LG	Culcheth, Glazebury & Croft	0.13	Yes	2008/13146	Suitable, available and achievable	5	5	Based on approved planning application.	5					5	Commencement and completion likely in the deliverable 0 - 5 year period.
2038	20, Churchhill Avenue	Culcheth, WA3 5HU	Culcheth, Glazebury & Croft	0.22	Yes	2008/13429	Suitable, available and achievable	7	7	Based on approved planning application.	7					7	Commencement and completion likely in the deliverable 0 - 5 year period.
1606	Land at Attlee Avenue / Churchhill Avenue	Churchill Avenue / Attlee Avenue, Mee Brow	Culcheth, Glazebury & Croft	0.28	No	n/a	Suitable, available and achievable	9	9	Based on an indicative draft layout produced in July 2009.		9				9	Application of stakeholder agreed completion rates with commencement in the deliverable 0 - 5 year period.

# Appendix Nine - Schedule 9 'Sites Contributing to a Deliverable 0-5 Year Supply'



SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	Concluding Recommendation?	Recommended gross capacity?	Recommended net capacity?	Capacity Comments	2009/10	2010/11	2011/12	2012/13	2013/14	Deliverable 2009 - 2014	Forecast Source / Comments
1599	Chamcock Road garage site	Eastern end of Chamcock Rd cul-de-sac, off Warrington Road, Culcheth	Culcheth, Glazebury & Croft	0.13	No	n/a	Suitable, available and achievable	4	4	Based on draft design work undertaken in July 2009 which proposes a continuation of the existing build line of Chamcock Road.	4	4			4	Application of stakeholder agreed completion rates with commencement in the deliverable 0 - 5 year period.	
1092	Farrell Street South	Farrell Street South	Fairfield & Howley	7.08	Yes	2003/00831	Suitable, available and achievable	367	367	Based on recently submitted, albeit later withdrawn, reserved matter proposals.	15	30	30	30	105	Application of stakeholder agreed completion rates with commencement in the deliverable 0 - 5 year period.	
1110	26 Salisbury Street	26 Salisbury Street, Warrington	Fairfield & Howley	0.01	Yes	2007/10265	Suitable, available and achievable	1	1	Based on approved planning application.	1				1	Commencement and completion likely in the deliverable 0 - 5 year period.	
1133	Land to the rear of 25-29 Church Street	Warrington	Fairfield & Howley	0.02	Yes	2006/08021	Suitable, available and achievable	16	16	Based on approved planning application.	16				16	Completion expected within 12 months - apartment block is now at an advanced stage of production.	
1137	Land @ Houghton Street	Warrington	Fairfield & Howley	0.04	Yes	2006/07750	Suitable, available and achievable	10	10	Based on approved planning application.	10				10	Completion expected within 12 months - dwellings now at an advanced stage of production.	
1260	Land at former Carrington Wire Works and site of Mayne Coaches,	Battersby Lane, Warrington	Fairfield & Howley	11.35	Yes	2006/08636	Suitable, available and achievable	577	577	Based on approved planning application.	57	30	34		121	Based on discussions with site developers.	
1312	218 Manchester Road	Warrington, WA1 3BD	Fairfield & Howley	0.02	Yes	2006/08104	Suitable, available and achievable	2	1	Based on approved planning application.	1				1	Commencement and completion likely in the deliverable 0 - 5 year period.	
1585	Former scout hut	Helsby Street (southern end), Howley	Fairfield & Howley	0.12	No	n/a	Suitable, available and achievable	5	5	Based on a draft site layout (July 2009) which follows the existing build line of Helsby Street.	5				5	Application of stakeholder agreed completion rates with commencement in the deliverable 0 - 5 year period.	
1711	APW Thomas Locker Site	Church Street	Fairfield & Howley	1.39	No	n/a	Suitable, available and achievable	52	52	Based on an indicative site layout prepared for the land owner in July 2009 (32 houses on rear of site) + 20 apartments associated with mixed use proposal (2007/11612) on front of site.	15	17			32	Application of stakeholder agreed completion rates with commencement of rear of the site in the deliverable period and front of the site within the developable 10 - 15 year period.	
1328	Land at Deans Lane	Thelwall Warrington WA4 2TN	Grappenhall & Thelwall	1.04	Yes	2006/09242	Suitable, available and achievable	10	10	Based on approved planning application.	10				10	Commencement and completion likely in the deliverable 0 - 5 year period.	
948	32 Mill Ave	Great Sankey, Warrington	Great Sankey North	0.06	Yes	2007/11209	Suitable, available and achievable	1	1	Based on approved planning application.	1				1	Commencement and completion likely in the deliverable 0 - 5 year period.	
1574	North View garage site	Adjacent (west) T North View, Great Sankey	Great Sankey North	0.1	No	n/a	Suitable, available and achievable	3	3	Based on draft design work undertaken in July 2009 which proposes a continuation of the existing build line of Chamcock Road.	3				3	Application of stakeholder agreed completion rates with commencement in the deliverable 0 - 5 year period.	

# Appendix Nine - Schedule 9 'Sites Contributing to a Deliverable 0-5 Year Supply'

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	Concluding Recommendation?	Recommended gross capacity?	Recommended net capacity?	Capacity Comments	2009/10	2010/11	2011/12	2012/13	2013/4	Deliverable 2009 - 2014	Forecast Source / Comments
1105	Phase 4 Land off Washington Drive	Land at former Burtonwood Married Quarters Sycamore Lane Great Sankey Warrington	Great Sankey South	5.56	Yes	2005/06/083	Suitable, available and achievable	188	188	Based on approved planning application.	26					26	Completion of site expected within the next 12 months.
1114	Eagle Sports Club	Eagle Sports Club	Great Sankey South	0.03	Yes	2004/02/023	Suitable, available and achievable	4	4	Based on approved planning application.	4					4	Commencement and completion likely in the deliverable 0 - 5 year period.
1887	Land at Chapel Brow Farm	Liverpool Road Great Sankey Warrington	Great Sankey South	0.06	Yes	2006/09/623	Suitable, available and achievable	6	5	Based on approved planning application (1 dwelling) + application of 35 dph density across area of site currently without planning approval (0.16ha).	1					1	Commencement and completion of approved dwelling within the deliverable 0 - 5 year period. Commencement and completion of remaining potential in developable 10 - 15 year period.
1261	Ford Farm	Eastford Road Lower Walton Warrington	Halton, Stretton & Walton	0.42	Yes	2007/09/995	Suitable, available and achievable	4	4	Based on approved planning application.	4					4	Commencement and completion likely in the deliverable 0 - 5 year period.
2047	Fir Tree Farm	FIR TREE CLOSE STRETTON WARRINGTON WA4 4LY	Halton, Stretton & Walton	0.25	Yes	2008/14/025	Suitable, available and achievable	2	2	Based on approved planning application.	2					2	Commencement and completion likely in the deliverable 0 - 5 year period.
1090	Beers Building Co	Station Road, Latchford	Latchford East	1.70	Yes	2008/12/523	Suitable, available and achievable	123	123	Based on approved planning application.	6	28	51	38		123	Phasing information supplied by land owners appointed planning agents.
1201	New World Ltd	New World House, The Wall Lane, Warrington, WA4 1NL	Latchford East	13.91	Yes	2007/11/944	Suitable, available and achievable	485	485	Based on approved planning application.	15	40	40	40		175	Phasing information supplied by site developer.
1424	Manor Lock	Junction Of Westy Lane Change Avenue, Warrington	Latchford East	0.21	Yes	2009/14/932	Suitable, available and achievable	18	18	Based on pending planning application which proposes an increase of 2 units against the existing approval for 10.	18					18	Commencement and completion likely in the deliverable 0 - 5 year period.
1451	Cantliever Gardens	Station Road, Warrington, WA4 2GU	Latchford East	0.20	Yes	2007/11/860	Suitable, available and achievable	14	14	Based on approved planning application.	14					14	Commencement and completion likely in the deliverable 0 - 5 year period.
2039	St. Roccos Hospice Nearly New Shop	14, Reynolds Street, Warrington, WA4 1PP	Latchford East	0.01	Yes	2008/13/453	Suitable, available and achievable	4	4	Based on approved planning application.	4					4	Commencement and completion likely in the deliverable 0 - 5 year period.
1584	Former school canteen at Henshall Avenue	Corner of Henshall Avenue / Davies Avenue opposite St. Augustines R.C. Primary School	Latchford East	0.09	No	n/a	Suitable, available and achievable	4	4	Based on draft design work undertaken in July 2009 which proposes a continuation of the existing build line of Charmock Road.	4					4	Application of stakeholder agreed completion rates with commencement in the deliverable 0 - 5 year period.
1602	Brook Avenue garage site	North of Brook Avenue, Latchford	Latchford East	0.09	No	n/a	Suitable, available and achievable	3	3	Based on draft design work undertaken in July 2009 which proposes a continuation of the existing build line of Charmock Road.	3					3	Application of stakeholder agreed completion rates with commencement in the deliverable 0 - 5 year period.

# Appendix Nine - Schedule 9 'Sites Contributing to a Deliverable 0-5 Year Supply'



SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	Concluding Recommendation?	Recommended gross capacity?	Recommended net capacity?	Capacity Comments	2009/10	2010/11	2011/12	2012/13	2013/14	Deliverable 2009 - 2014	Forecast Source / Comments
1138	102/102a Wilderspool Causeway	102/102a Wilderspool Causeway	Latchford West	0.02	Yes	2007/11460	Suitable, available and achievable	4	3	Based on approved planning application.	3				3	Commencement and completion likely in the deliverable 0 - 5 year period.	
1262	Land at Western end of Greenalls Avenue	Latchford, Warrington	Latchford West	0.67	Yes	2003/01496	Suitable, available and achievable	46	46	Based on revised layout (yet to be submitted via formal planning application) proposing 34 houses and 12 apartments.		15	31		46	Application of stakeholder agreed completion rates with commencement and completion likely in the deliverable 0 - 5 year period.	
1411	Former timber planing mill off Chester Road, And, Cranborne Avenue Warrington	Lower Walton And Land To Immediate South Of, Lardeer Avenue And, Cranborne Avenue Warrington	Latchford West	9.73	Yes	2008/13785	Suitable, available and achievable	250	250	Based on approved planning application.	15	30	30		105	Application of stakeholder agreed completion rates with commencement in the deliverable 0 - 5 year period.	
1440	G & J Greenalls Site	South Of Loushers Lane	Latchford West	4.78	Yes	2007/12085	Suitable, available and achievable	178	178	Based on approved planning application.		15	30		75	Application of stakeholder agreed completion rates with commencement in the deliverable 0 - 5 year period.	
1441	G & J Greenalls Site	South Of Loushers Lane	Latchford West	0.18	Yes	2007/12098	Suitable, available and achievable	6	6	Based on approved planning application.	6				6	Commencement and completion likely in the deliverable 0 - 5 year period.	
1879	St. Marys Court	St. Marys Court	Latchford West	0.02	No	2009/14767	Suitable, available and achievable	2	2	Based on erection of a pair of semi detached houses as proposed by planning application 2009/14767.	2				2	Application of stakeholder agreed completion rates with commencement in the deliverable 0 - 5 year period.	
538	Land off Sandy Lane	Oughttrington, Lymm	Lymm	0.25	Yes	2007/10789	Suitable, available and achievable	14	14	Based on approved planning application.	4	10			14	Commencement and completion likely in the deliverable 0 - 5 year period.	
614	Land @ Longbutt Lane	Oughttrington Lane, Lymm	Lymm	5.96	Yes	2004/04052	Suitable, available and achievable	214	214	Based on approved planning application.	17	20			37	Completion likely in the deliverable 0 - 5 year period.	
1050	Lymm Service Station	114 Booths Hill Road, Lymm, Warrington	Lymm	0.10	Yes	2008/13221	Suitable, available and achievable	6	6	Based on approved planning application.		6			6	Commencement and completion likely in the deliverable 0 - 5 year period.	
1055	Methodist Church, Sandy Lane	Lymm Warrington	Lymm	0.06	Yes	2004/03300	Suitable, available and achievable	36	36	Based on approved planning application.		8	16		32	Completion likely in the deliverable 0 - 5 year period. Phasing information supplied by land owner / developer.	
1058	Sewage Works	off Reddish Lane Lymm Warrington	Lymm	2.40	Yes	2007/12053	Suitable, available and achievable	1	1	Based on approved planning application.		1			1	Commencement and completion likely in the deliverable 0 - 5 year period.	
1154	29 Church Road	Lymm Warrington	Lymm	0.02	Yes	2004/04133	Suitable, available and achievable	1	1	Based on approved planning application.	1				1	Completion likely in the next 12 months.	
1219	25 Eagle Brow	Lymm, WA13 0NA	Lymm	0.11	Yes	2005/05965	Suitable, available and achievable	1	1	Based on approved planning application.					1	Commencement and completion likely in the deliverable 0 - 5 year period.	
1230	Com Heyes	Crouchley Lane, Lymm, WA13 0TJ	Lymm	0.15	Yes	2007/11451	Suitable, available and achievable	1	0	Loss associated with one for one replacement recorded in current monitoring period. Net capacity for forecast reasons is therefore 1.	1				1	Completion likely in the next 12 months.	
1404	2 Pepper Street	Lymm, Warrington	Lymm	0.05	Yes	2007/09751	Suitable, available and achievable	3	2	Loss associated with proposal recorded in current monitoring period. Net capacity for forecast reasons is therefore 3.	3				3	Completion expected in the deliverable 0 - 5 year period.	

# Appendix Nine - Schedule 9 'Sites Contributing to a Deliverable 0-5 Year Supply'

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	Concluding Recommendation?	Recommended gross capacity?	Recommended net capacity?	Capacity Comments	2009/10	2010/11	2011/12	2012/13	2013/14	Deliverable 2009 - 2014	Forecast Source / Comments
1415	Aston Berkeley Systems Ltd,	Berkeley House Whitbarrow Road Lymm WA139AR	Lymm	0.08	Yes	2007/11021	Suitable, available and achievable	5	5	Based on approved planning application.	5				5	5	Commencement and completion likely in the deliverable 0 - 5 year period.
2051	Land at Pool Bank Farm,	Pool Lane, Lymm, WA13 9BU	Lymm	0.43	Yes	A02/45653	Suitable, available and achievable	10	10	Based on approved planning application.	5	5				10	Commencement and completion likely in the deliverable 0 - 5 year period.
1053	Land between 32 & 34 Neville Crescent	Penketh, Warrington	Penketh & Cuerdley	0.04	Yes	2006/08377	Suitable, available and achievable	2	2	Based on approved planning application.	2					2	Completion expected within 12 months.
1400	108 Farnworth Road	Penketh, Warrington	Penketh & Cuerdley	0.07	Yes	2008/13149	Suitable, available and achievable	1	1	Based on approved planning application. (existing dwelling previously lost some years ago hence why net is recorded as 1)	1					1	Completion expected within 24 months.
1426	Land between 40 and 50 South Dale	Penketh, Warrington, WA5 2AD	Penketh & Cuerdley	0.13	Yes	2007/11303	Suitable, available and achievable	3	3	Based on approved planning application.		3				3	Commencement and completion likely in the deliverable 0 - 5 year period.
1443	(Rear plot), 169, Warrington Road	Penketh WARRINGTON WA5 2EN	Penketh & Cuerdley	0.08	Yes	2008/12171	Suitable, available and achievable	2	2	Based on approved planning application.	2					2	Commencement and completion likely in the deliverable 0 - 5 year period.
2016	74, Stocks Lane	Penketh Warrington WA5 2RN	Penketh & Cuerdley	0.25	Yes	2008/12791	Suitable, available and achievable	1	0	Based on approved planning application.	1					1	Loss has been recorded and accounted for in current (2008/09) monitoring period so for forecast purposes net capacity is 1.
2019	Brook House Farm,	39 Farnworth Road Penketh WARRINGTON Cheshire WA5 2SE	Penketh & Cuerdley	0.23	Yes	2008/12871	Suitable, available and achievable	1	0	Based on approved planning application.	1					1	Loss has been recorded and accounted for in current (2008/09) monitoring period so for forecast purposes net capacity is 1.
2031	Hot Stuff Sunbeds	4, Martin Avenue Warrington WA2 0HQ	Penketh & Cuerdley	0.02	Yes	2008/13154	Suitable, available and achievable	1	1	Based on approved planning application.	1					1	Commencement and completion likely in the deliverable 0 - 5 year period.
1601	Carlme Avenue garage site	Carlme Avenue	Poplars & Hulme	0.12	No	n/a	Suitable, available and achievable	3	3	Based on a draft site layout (July 2009) which follows the existing build line of Helsby Street.		3				3	Application of stakeholder agreed completion rates with commencement in the deliverable 0 - 5 year period.
1643	Bruche former Police Training Centre	Off Greenway	Poulton South	8.81	No	n/a	Suitable, available and achievable	300	300	Based on indicative layouts prepared by HCA.		15	30	30	45	120	Stakeholder agreed completion rates. Assumed that two developers would be active on the site in 2013/14 hence the increase in forecast completions from this point onwards.
1124	Sprucetops	Hillock Lane, Woolston	Rixton & Woolston	0.02	Yes	2004/02755	Suitable, available and achievable	1	1	Based on approved planning application.		1				1	Commencement and completion likely in the deliverable 0 - 5 year period.
2036	Land Bounded by Moniclaire Crescent, Brian Avenue & Chester Road, Stockton Heath, WARRINGTON, WA4 2SA	Stockton Heath, WARRINGTON, WA4 2SA	Stockton Heath	1.53	Yes	2008/13417	Suitable, available and achievable	51	51	Based on approved planning application.			15	30	6	51	Commencement and completion likely in the deliverable 0 - 5 year period.
261	KW8 N Tournay Green	KW8 N Tournay Green	Westbrook	2.78	No	n/a	Suitable, available and achievable	90	90	Based on previously approved planning application.		15	30	30	15	90	Application of stakeholder agreed completion rates with commencement in the deliverable 0 - 5 year period.

# Appendix Nine - Schedule 9 'Sites Contributing to a Deliverable 0-5 Year Supply'



SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	Concluding Recommendation?	Recommended gross capacity?	Recommended net capacity?	Capacity Comments	2009/10	2010/11	2011/12	2012/13	2013/4	Deliverable 2009 - 2014	Forecast Source / Comments
4874	Phase 4 Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	4.60	Yes	2004/04826	Suitable, available and achievable	127	127	Based on approved planning application.	20				20	Completion likely in the deliverable 0 - 5 year period.	
4870	Chapelford Urban Village, Whittle Hall (Remainder)	Off Whittle Avenue, Great Sankey	Whittle Hall	27.78	Yes		Suitable, available and achievable	465	465	Remaining capacity after reserved matters have been subtracted from approved outline quantity (approx 2200)		35	60	60	155	Application of stakeholder agreed completion rates which assume continuation of multiple developers on site.	
4871	North Square Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	2.24	Yes	2006/08621	Suitable, available and achievable	148	148	Based on approved planning application.	8	30			38	Application of stakeholder agreed completion rates with completion in the deliverable period.	
4876	Phase 6 Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	6.16	Yes	2007/10234	Suitable, available and achievable	149	149	Based on approved planning application.	30	30	13		73	Application of stakeholder agreed completion rates with completion in the deliverable period.	
4877	Phase 7 Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	2.77	Yes	2006/09424	Suitable, available and achievable	71	71	Based on approved planning application.	15	17			32	Application of stakeholder agreed completion rates with completion in the deliverable period.	
4878	Phase 8 Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	4.90	Yes	2006/09429	Suitable, available and achievable	189	189	Based on approved planning application.	15	30	30	11	116	Application of stakeholder agreed completion rates with completion in the deliverable period.	
4872	Elderly Affordable Phase - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	2.00	Yes		Suitable, available and achievable	103	103	Based on approved planning application.		15	30	30	103	Application of stakeholder agreed completion rates with commencement and completion in the deliverable period.	
4879	Phase 9 - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	1.50	Yes		Suitable, available and achievable	47	47	Based on approved planning application.		17	30		47	Application of stakeholder agreed completion rates with commencement and completion in the deliverable period.	
498	Land E Barrowhall Lane	Whittle Hall (CNT WT16)	Whittle Hall	1.09	Yes	2006/08808	Suitable, available and achievable	22	22	Based on approved planning application.	2				2	Completion expected in the deliverable 0 - 5 year period.	



## Appendix Nine - Schedule 9 'Sites Contributing to a Deliverable 0-5 Year Supply'



Appendix Ten - Schedule 10 'Sites Contributing to a Developable 6-10 Year Supply'

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	Concluding Recommendation?	Recommended for?	Discount and Archive?	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments	2014/15	2015/16	2016/17	2017/18	2018/19	Developable 2014 - 2019	Forecast Source / Comments
581	Brittania Wire Works	Bewsey Road, Warrington	Bewsey & Whitecross	8.00	Yes	2006/08950	Suitable, available and achievable	Housing	No	Site is under construction in accordance with the approved planning application. The site is therefore evidently suitable, available and achievable.	228	228	Based on approved planning application.	30	30	18			78	Application of stakeholder agreed completion rates with development having already commenced.
1235	Marsden Vanpian Ltd	Longshaw Street, Warrington, WAS ODF	Bewsey & Whitecross	1.75	Yes	2006/08400	Suitable, available and achievable	Housing	No	Site is evidently suitable and available but is not considered achievable in the short-term. Remaining capacity therefore unlikely to be realised until the latter end of the deliverable (0 - 5) period / early developable (5 - 10) period.	65	65	Based on remaining capacity from approved planning application.	20					20	Application of stakeholder agreed completion rates with re-commencement in the deliverable 0 - 5 year period.
1092	Fairfield Street South	Fairfield Street South	Fairfield & Howley	7.08	Yes	2003/00831	Suitable, available and achievable	Housing	No	Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0 - 5).	367	367	Based on recently submitted, albeit later withdrawn, reserved matter proposals.	30	30	30	30	30	150	Application of stakeholder agreed completion rates with commencement in the deliverable 0 - 5 year period.
1108	Edwards Cheshire	Navigation Street, Warrington	Fairfield & Howley	0.57	Yes	2007/10238	Suitable, available and achievable	Housing	No	Site is considered suitable, available and achievable in the medium / longer-term. The site is therefore considered to be developable (5 - 10).	28	28	Application of 50 dph density as opposed to approved capacity.	15	13				28	Application of stakeholder agreed completion rates with commencement in the developable 5 - 10 year period.
1265	Land to the rear of 182 Manchester Road	Warrington	Fairfield & Howley	0.09	Yes	2006/09507	Suitable, available and achievable	Housing	No	Site is considered suitable, available and achievable in the medium / longer-term. The site is therefore considered to be developable (5 - 10).	3	3	Application of 40 dph density as opposed to approved capacity.	3					3	Commencement and completion likely in the developable 5 - 10 year period.
1412	Land At Dawson House,	Liverpool Road, Great Sankey, Warrington	Great Sankey North	5.78	Yes	2007/10851	Suitable, available and achievable	Housing	No	Site is considered suitable, available and achievable in the medium / longer term. The site is therefore considered to be developable (5 - 10).	178	178	Based on approved planning application.	15	30	30	30	30	135	Application of stakeholder agreed completion rates with commencement in the developable 5 - 10 year period.
957	1 Dover Road	Latchford, Warrington	Latchford East	0.02	Yes	2007/10450	Suitable, available and achievable	Housing	No	Site is considered suitable, available and achievable in the medium / longer-term. The site is therefore	9	8	Based on approved planning application.	8					8	Commencement and completion likely in the developable 5 - 10 year period.

# Appendix Ten - Schedule 10 'Sites Contributing to a Developable 6-10 Year Supply'

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	Concluding Recommendation?	Recommended for?	Discount and Archive?	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments	2014/15	2015/16	2016/17	2017/18	2018/19	Developable 2014 - 2019	Forecast Source / Comments
1091	Manchester Ship Canal	Mineral Railway, Thelwall Lane, Latchford	Latchford East	2.54	Yes	2006/09928	Suitable, available and achievable	Housing	No	Site is considered suitable and available with the remaining capacity likely to be achievable in the medium / longer-term. The site is therefore considered to be developable (5 - 10).	122	122	Based on approved planning application.	24					24	Completion of site likely in the developable 5 - 10 year period.
1178	Cardinal Newman High School	Bridgewater Avenue Latchford East	Latchford East	14.30	Yes	2003/01905	Suitable, available and achievable	Housing	No	Site is considered suitable, available but not achievable until the medium / longer-term. The site is therefore considered to be developable (5 - 10).	110	110	Based on approved planning application.	15	30	30	30	5	110	Completion of site likely in the developable 5 - 10 year period.
1201	New World Ltd	New World House, Thelwall Lane, Warrington, WA4 1NL	Latchford East	13.91	Yes	2007/11944	Suitable, available and achievable	Housing	No	Site is considered suitable and available with the remaining capacity likely to be realised across the deliverable (0 - 5) and developable (5 - 10).	485	485	Based on approved planning application.	40	40	40	40	40	200	Phasing information supplied by site developer.
1322	Brook Place	Knutsford Road, Warrington, WA4 1PH	Latchford East	0.16	Yes	2006/06556	Suitable, available and achievable	Housing	No	Site is considered suitable, available but not achievable until the medium / longer-term. The site is therefore considered to be developable (5 - 10).	8	8	Based on approved planning application.	8					8	Commencement and completion likely in the developable 5 - 10 year period.
1756	Pierpoint & Bryant Lagoon	Rear of Pichael Nook	Latchford East	3.45	No	n/a	Suitable, available and achievable	Housing	No	Site is considered suitable, available and achievable. Given a planning application is imminent the site is considered achievable in the developable 5 - 10 year period.	120	120	Indicative layout dated November 2008	15	30	30	30	15	120	Application of stakeholder agreed completion rates with commencement in the developable 5 - 10 year period.
1619	1-5 Kingsway South	1-5 Kingsway South	Latchford East	0.07	No	n/a	Suitable, available and achievable	Housing	No	Site is considered suitable, available and achievable. Whilst the site does not currently benefit from a planning approval for residential development, an application is believed to be imminent and the site is therefore considered to be achievable in the developable 5 - 10 year period.	8	5	Developer aspirations.	8					8	Application of stakeholder agreed completion rates with commencement in the developable 5 - 10 year period.
1104	Springbank Service Station	166-168 Chester Road, Warrington	Latchford West	0.06	Yes	2007/10423	Suitable, available and achievable	Housing	No	Site is considered suitable, available but not achievable until the medium / longer-term. The site is therefore	7	7	Based on approved planning application.	7					7	Commencement and completion likely in the developable 5 - 10 year period.

# Appendix Ten - Schedule 10 'Sites Contributing to a Developable 6-10 Year Supply'



SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	Concluding Recommendation?	Recommended for?	Discount and Archive?	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments	2014/15	2015/16	2016/17	2017/18	2018/19	Developable 2014 - 2019	Forecast Source / Comments
1411	Former timber planing mill off Chester Road,	Lower Walton And Land To Immediate South Of Landseer Avenue And Cranborne Avenue Warrington	Latchford West	9.73	Yes	2008/13765	Suitable, available and achievable	Housing	No	Site is considered to be developable (5 - 10). Site is suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0 - 5) / developable (5 - 10).	250	250	Based on approved planning application.	30	30	30	30	25	145	Application of stakeholder agreed completion rates with commencement in the deliverable 0 - 5 year period.
1440	G & J Greenalls Site	South Of Loushers Lane	Latchford West	4.78	Yes	2007/12085	Suitable, available and achievable	Housing	No	Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0 - 5) / developable (5 - 10).	178	178	Based on approved planning application.	30	30	30	13	103	Application of stakeholder agreed completion rates with commencement in the deliverable 0 - 5 year period.	
1245	The Corner House	98 Sandy Lane, Warrington, WA2 9HX	Orford	0.83	Yes	2005/06600	Suitable, available and achievable	Housing	No	Site is considered suitable, available and achievable in the medium / longer-term. The site is therefore considered to be developable (5 - 10).	11	11	Based on approved planning application.	11				11	11	Commencement and completion likely in the developable 5 - 10 year period.
1643	Bruche former Police Training Centre	Off Greenway	Poulton South	8.81	No	n/a	Suitable, available and achievable	Housing	No	Site is considered suitable, available and achievable. Given a planning application is likely within the current calendar year the site is considered achievable in the developable 5 - 10 year period.	300	300	Based on indicative layouts prepared by HCA.	60	60	60		180	Stakeholder agreed completion rates. Assumed that two developers would be active on the site in 2013/14 hence the increase in forecast completions from this point onwards.	
1513	Hollingreave Farm	Dam Lane, Rixton, WA3 6LE	Rixton & Woolston	0.06	No	n/a	Suitable, available and achievable	Housing	No	Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is therefore considered to be developable (10-15).	2	1	Based directly on land owners aspirations.					1	1	
4870	ChapelFord Urban Village White Hall (Remainder)	Off White Avenue, Great Sankey	White Hall	27.78	Yes		Suitable, available and achievable	Housing	No	Remaining capacity is reduced as reserved matters are forward recorded and separate SHLAA records subsequently created. Remaining capacity considered to be deliverable to developable owing to expected completion of ChapelFord by 2016/17.	455	455	Remaining capacity reserved matters have been subtracted from approved outline quantity	60	60	60	60	60	300	Application of stakeholder agreed completion rates which assure continuation of multiple developers on site.

# Appendix Ten - Schedule 10 'Sites Contributing to a Developable 6-10 Year Supply'

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	Concluding Recommendation?	Recommended for?	Discount and Archive?	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments	2014/15	2015/16	2016/17	2017/18	2018/19	Developable 2014 - 2019	Forecast Source / Comments	
													(approx 2200)								



## Appendix Eleven - Schedule 11 'Sites contributing to a Developable 11-15 Year Supply'

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	Concluding Recommendation?	Recommended gross capacity?	Recommended net capacity?	Capacity Comments	2019/20	2020/21	2021/22	2022/23	2023/24	Developable 2019 - 2024	Forecast Source / Comments
308	Land at Appleton Cross	Off Dipping Brook Avenue	Appleton	22	Yes	n/a	Suitable, available and achievable	400	400	Based on historical masterplan figures. Actual potential may be higher owing to a requirement for higher densities post PPG3.	15	30	30	30	30	135	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1516	Land off Stretton Rd / Arley Rd, Appleton Thorn	Land off Stretton Rd / Arley Rd, Appleton Thorn	Appleton	2.92	No	n/a	Suitable, available and achievable	82	82	Based on the application of 35 dph density across 80% of the site with the remainder being retained as and made available as formal public green space.	36	36	10			51	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1029	Land at John St/Winwick Street	Land at John St/Winwick Street, Warrington	Bewsey & Whitecross	0.84	Yes	2007/09937	Suitable, available and achievable	42	42	Application of 60 dph density and not the approved capacity which is now considered unrealistic.		15	27			42	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1226	Land adj to 144-148 Longshaw Street	Longshaw Street, Dallam	Bewsey & Whitecross	0.09	No	n/a	Suitable, likely to become available and achievable	2	2	Based on development of the site for a pair of semi detached houses as proposed in a previously approved planning application.	2					2	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1401	Land at Winwick Street	Tanners Lane, Dallam Lane, Warrington	Bewsey & Whitecross	3	Yes	2005/07132	Suitable, available and achievable	150	150	Application of 50 dph density and not the approved capacity which is now considered unrealistic.			50	50	50	150	Commencement in the developable 10 - 15 year period with completions likely to be in bulk owing to development of a number of individual blocks.
1721	St Albans Catholic Club	Bewsey Street, Warrington	Bewsey & Whitecross	0.1	No	n/a	Suitable, likely to become available and achievable	35	35	Indicative layouts have previously shown 70 apartments. Cautious approach adopted which assumes a 50% reduction.					35	35	Commencement of development in the developable period with completions in a single year owing to likely development of a single apartment block.
1725	Land adjacent Magistrates Court	Winnarfeigh Street	Bewsey & Whitecross	0.05	No	n/a	Suitable, likely to become available and achievable	15	15	Based on the capacity of a previous proposal for 14 two bedroom and one single bedroom apartments (2006/08530)					15	15	Commencement of development in the developable period with completions in a single year owing to likely development of a single apartment block.
1729	Site of former temporary bus station offices	Land at corner of Winwick St / Crown St	Bewsey & Whitecross	0.06	No	n/a	Suitable, likely to become available and achievable	15	15	Based on approved proposals for similar sized infill development plots within the town centre.					15	15	Commencement of development in the developable period with completions in a single year owing to likely development of a single apartment block.
1731	Bestock St Playground	Corner of Bestock St / Collins St	Bewsey & Whitecross	0.05	No	n/a	Suitable, likely to become available and achievable	3	3	Continuation of existing built form to provide an additional 3 dwellings.	3					3	Commencement of development in the developable period with completions in a single year owing to small scale nature of proposal.
1733	Hall Motors Site	Folly Lane	Bewsey & Whitecross	0.85	No	n/a	Suitable, available and achievable	34	34	Application of 40 dph density.	15	19				34	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1835	Land at Time Square	Bank Street, Warrington	Bewsey & Whitecross	1.3	No	n/a	Suitable, available and achievable	235	235	Based on final masterplan which proposes 60 apartments in phase 1, 85 in phase 2 and 90 in phase 3.	60		85		90	235	Commencement within the developable 10 - 15 year period with apartment completions grouped around the 3 phases proposed by the final masterplan for this area.
1755	Gaven Place Clinic	Leigh Street	Bewsey & Whitecross	0.22	No	n/a	Suitable, likely to become available and achievable	15	15	Based on approved proposals for similar sized infill development plots within the town centre.	15					15	Commencement of development in the developable period with completions in a single year owing to likely development of a single apartment block.

# Appendix Eleven - Schedule 11 'Sites contributing to a Developable 11-15 Year Supply'

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	Concluding Recommendation?	Recommended gross capacity?	Recommended net capacity?	Capacity Comments	2019/20	2020/21	2021/22	2022/23	2023/24	Developable 2019 - 2024	Forecast Source / Comments
1790	97 Buttermarket Street	97 Buttermarket Street	Bewsey & Whitcross	0.07	No	n/a	Suitable, likely to become available and achievable	7	7	Based on previous proposals.		7				7	Commencement of development in the developable period with completions in a single year owing to nature of the development.
1802	Site of former Crossfields Theatre	Therwis Street, Warrington	Bewsey & Whitcross	0.84	No	n/a	Suitable, likely to become available and achievable	33	33	Application of 40 dph density.	15	18				33	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1821	56 - 58 Bewsey Road	Bewsey Road	Bewsey & Whitcross	0.1	No	n/a	Suitable, likely to become available and achievable	9	9	Based on previous planning application which proposed 9 apartments (2006/08378).	9					9	Commencement of development in the developable period with completions in a single year owing to likely development of a single apartment block.
1822	41 Froghall Lane	41 Froghall Lane	Bewsey & Whitcross	0.01	No	n/a	Suitable, likely to become available and achievable	4	3	Based on previous planning application which proposed subdivision of existing property into 4 self contained apartments (2006/08903).	3					3	Commencement of development in the developable period.
1653	Scotland Rd - Adjacent to south-western cockhedge bridge	Scotland Rd - Adjacent to south-western cockhedge bridge	Bewsey & Whitcross	0.08	No	n/a	Suitable, available and achievable	15	15	Based on approved proposals for similar sized infill development plots within the town centre.		15				15	Commencement of development in the developable period with completions in a single year owing to likely development of a single apartment block.
1844	Lock up garages south west of Wellfield Street	Off Wellfield Street	Bewsey & Whitcross	0.14	No	n/a	Suitable, available and achievable	4	4	Application of 35 dph density.	4					4	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1539	Land at 1 Delenty Drive	Delenty Drive, Birchwood	Birchwood	0.26	No	n/a	Suitable, available and achievable	10	10	Application of 40 dph density.	10					10	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1760	Land at 3 Delenty Drive	Delenty Drive, Birchwood	Birchwood	0.35	No	n/a	Suitable, available and achievable	14	14	Application of 40 dph density.	14					14	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1607	The Old Rectory	Rectory Lane, Winwick	Burtonwood & Winwick	0.82	No	n/a	Suitable, available and achievable	14	14	Application of 35 dph density across 50% of the site area (50% used to allow flexibility to retain existing mature planting and to ensure an attractive setting for the existing building).	14					14	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1800	Land Adjacent to Rose Villa	Adjacent to Rose Villa, Penkford Lane, Collins Green	Burtonwood & Winwick	0.27	No	n/a	Suitable, likely to become available and achievable	6	6	Based on the capacity of a previously approved development proposal in 2001.	6					6	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1810	Greenlea House	Delph Lane, Winwick	Burtonwood & Winwick	0.5	No	n/a	Suitable, available and achievable	1	1	Based on conversion of barn / stable into single dwelling.	1					1	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1512	Land adjacent 90 Fairclough Street	Land adjacent 90 Fairclough Street, Burtonwood, WA5 4HJ	Burtonwood & Winwick	0.03	No	n/a	Suitable, available and achievable	2	2	Based on layout associated with previous application which would maintain the existing street build line.	2					2	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1712	312 Warrington Rd, Glazebury	Warrington Road, Glazebury	Culcheth, Glazebury & Croft	0.69	No	n/a	Suitable, likely to become available and achievable	4	3	Continuation of existing build line to develop 4 houses along the site frontage.	3					3	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1739	Land opp Chat Moss PH1	Warrington Road, Glazebury	Culcheth, Glazebury & Croft	0.11	No	n/a	Suitable, likely to become available and achievable	4	4	Continuation of existing build line to develop 4 houses along the site frontage. Considered that sufficient room exists for a buffer between any development and the railway.	4					4	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.

# Appendix Eleven - Schedule 11 'Sites contributing to a Developable 11-15 Year Supply'



SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	Concluding Recommendation?	Recommended gross capacity?	Recommended net capacity?	Capacity Comments	2019/20	2020/21	2021/22	2022/23	2023/24	Developable 2019 - 2024	Forecast Source / Comments
1740	Land between 284 - 302 Warrington Road	Warrington Road, Glazebury	Culcheth, Glazebury & Croft	0.26	No	n/a	Suitable, likely to become available and achievable	8	8	Application of 35 dph density.	8					8	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1507	Land between E3 and 67 Hob Hey Lane	Hob Hey Lane	Culcheth, Glazebury & Croft	0.26	No	n/a	Suitable, available and achievable	7	7	Based on a layout associated with a previous planning application (A03/46754).	7					7	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1792	Former RAF Croft	Lady Lane, Croft	Culcheth, Glazebury & Croft	1.08	No	n/a	Suitable, available and achievable	15	15	Based on conversion of the existing building into 13 units as proposed in planning application 2007/10544.		15				15	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1588	Heath House, Kenyon Lane, Croft	Heath House, Kenyon Lane, Croft, WA3 7DU	Culcheth, Glazebury & Croft	0.78	No	n/a	Suitable, available and achievable	1	1	Based on development of a single dwelling within the site.	1					1	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1590	Tanners Farm	Twiss Green lane, Culcheth	Culcheth, Glazebury & Croft	0.41	No	n/a	Suitable, available and achievable	14	13	Application of 35 dph density.	13					13	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1652	Land to the rear of 8 Hob Hey Lane	Accessed off Radcliffe Avenue	Culcheth, Glazebury & Croft	0.06	No	n/a	Suitable, available and achievable	1	1	Based on development of a single dwelling as per previous planning applications.	1					1	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1092	Farnell Street South	Farnell Street South	Fairfield & Howley	7.08	Yes	2003/00831	Suitable, available and achievable	367	367	Withdrawn, reserved matter proposals.	30	30	30	22		112	Application of stakeholder agreed completion rates with commencement in the deliverable 0 - 5 year period.
1708	Worldwide Communications Ltd.	Percival Street, Warrington, WA1 2JE	Fairfield & Howley	0.03	No	n/a	Suitable, likely to become available and achievable	2	2	Based on development of a pair of semi-detached dwellings as proposed by previous planning applications.	2					2	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1711	APW Thomas Locker Site	Church Street	Fairfield & Howley	1.39	No	n/a	Suitable, available and achievable	52	52	Based on an indicative site layout prepared for the land owner in July 2009 (32 houses on rear of site) + 200 apartments associated with mixed use proposal (2007/11612) on front of site.	20					20	Application of stakeholder agreed completion rates with commencement of rear of the site in the deliverable period and front of the site within the developable 10 - 15 year period.
1853	Lant at Orford Rd north west of TP rail line	Lant at Orford Rd north west of TP rail line	Fairfield & Howley	0.16	No	n/a	Suitable, available and achievable	2	2	Based on continuation of existing build line and one pair of semi detached houses. Site could potentially accommodate two pairs subject to clarification on proximity to the railway.	2					2	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1848	Lock up garages to the west of Quebec Road	West of Quebec Road, Warrington	Fairfield & Howley	0.05	No	n/a	Suitable, likely to become available and achievable	2	2	Application of 40 dph density.	2					2	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1859	Orford Lane Family Centre	Orford Lane, Warrington, WA2 7AG	Fairfield & Howley	0.16	No	n/a	Suitable, likely to become available and achievable	6	6	Application of 40 dph density.	6					6	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1764	Curtillage of Claremont	facing Westminster Close	Ceppertall & Thelwall	0.06	No	n/a	Suitable, likely to become available and achievable	2	2	Based on a layout associated with a previous planning application (2004/02257).	2					2	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1793	74 Knutsford Road	74 Knutsford Road	Ceppertall & Thelwall	0.07	No	n/a	Suitable, available and achievable	4	4	Based on the development of the site for a terrace of 4 three storey houses as proposed during previous pre-application discussions.	4					4	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1510	Bridge House and Banns	Stockport Road, Thelwall, WA4 2SZ	Ceppertall & Thelwall	0.87	No	n/a	Suitable, available and achievable	6	6	Based on conversion of outbuilding into a single dwelling and 5 new build (larger) units on vacant land (cautious estimate) to the west of Bridge House.	6					6	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.

# Appendix Eleven - Schedule 11 'Sites contributing to a Developable 11-15 Year Supply'

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	Concluding Recommendation?	Recommended gross capacity?	Recommended net capacity?	Capacity Comments	2019/20	2020/21	2021/22	2022/23	2023/24	Developable 2019 - 2024	Forecast Source / Comments
1613	Barondale Grange	Stockport Road	Ceppertall & Thelwall	0.86	No	n/a	Suitable, available and achievable	3	2	Based on sub division of existing dwelling into two apartments and the conversion of the outbuilding to a single dwelling.	2				2	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.	
1646	Crappentall Heys - Remainder	Off Curzon Drive, Crappentall Heys	Ceppertall & Thelwall	20.82	No	n/a	Suitable, available and achievable	573	573	Based on historical masterplan figures. Actual potential may be higher owing to requirement for higher densities post PPG3.	15	30	30	30	135	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.	
1880	Massey Hall School	Halfacre Lane, Thelwall	Ceppertall & Thelwall	2.26	No	n/a	Suitable, available and achievable	6	6	Lower of the capacities arising from the conversion of the main hall and outbuildings expressed during pre application discussions.	6				6	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.	
1412	Land At Dawson House,	Liverpool Road, Great Sankey, Warrington	Great Sankey North	5.78	Yes	2007/10651	Suitable, available and achievable	178	178	Based on approved planning application.	30	13			43	Application of stakeholder agreed completion rates with commencement in the developable 5 - 10 year period.	
1887	Land at Chapel Brow Farm	Liverpool Road Great Sankey Warrington	Great Sankey South	0.06	Yes	2006/09623	Suitable, available and achievable	6	5	Based on approved planning application (1 dwelling) + application of 35 dph density across area of site currently without planning approval (0.16ha).	4				4	Commencement and completion of approved dwelling within the deliverable 0 - 5 year period. Commencement and completion of remaining potential in developable 10 - 15 year period.	
1509	South Western corner of Penketh Business Park	Off Cleveleys Rd, penketh, Warrington	Great Sankey South	0.76	No	n/a	Suitable, available and achievable	26	26	Application of 35 dph density across entirety of site (therefore assumes demolition of existing commercial property).	15	11			26	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.	
1517	Former Greenall's Nursery	Chester Road, Walton	Hetton, Stretton & Walton	1.36	No	n/a	Suitable, available and achievable	15	15	Based on previous planning application (2006/09704)		15			15	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.	
1660	Land at Pentwispear Green	Off Henbury Gardens, Pentwispear Green	Hetton, Stretton & Walton	7.49	Yes	n/a	Suitable, available and achievable	264	264	Based on historical masterplan figures. Actual potential may be higher owing to requirement for higher densities post PPG3.	15	30	30	30	135	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.	
1201	New World Ltd	New World House, Thelwall Lane, Warrington, WA4 1NL	Latchford East	13.91	Yes	2007/11944	Suitable, available and achievable	485	485	Based on approved planning application.	40	50			90	Phasing information supplied by site developer.	
1726	Land between Penny Ferry Pub & 227 Thelwall Lane	Thelwall Lane, Latchford	Latchford East	0.03	No	n/a	Suitable, available and achievable	1	1		1				1	Commencement of development in the developable period.	
1864	Eagle Ottawa UK Ltd	Corner of Thelwall Lane and Noo1 Lane, Latchford, Warrington	Latchford East	1.92	No	n/a	Suitable, available and achievable	76	76	Application of 40 dph density.	15	30	30	1	76	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.	
1716	Land at junction of Gainsborough Rd / Chester Rd	Land at junction of Gainsborough Rd / Chester Rd	Latchford West	0.37	No	n/a	Suitable, available and achievable	14	14	Application of 40 dph density.	14				14	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.	
1550	Land adjacent Lord Street, Latchford	Land adjacent Lord Street, Latchford	Latchford West	0.07	No	n/a	Suitable, available and achievable	12	12	Based on detailed plans prepared in March 2009.	12				12	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.	
1720	MSBS Joinery Site	Star Lane, Lymm	Lymm	0.37	No	n/a	Suitable, likely to become available and achievable	12	12	Application of 35 dph density.	12				12	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.	

# Appendix Eleven - Schedule 11 'Sites contributing to a Developable 11-15 Year Supply'



SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	Concluding Recommendation?	Recommended gross capacity?	Recommended net capacity?	Capacity Comments	2019/20	2020/21	2021/22	2022/23	2023/24	Developable 2019 - 2024	Forecast Source / Comments
1722	Rushgreen Service Station	Rushgreen Road, Lymm	Lymm	0.41	No	n/a	Suitable, available and achievable	11	11	Application of 35 dph density.	11					11	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1814	Land adj Farmers Arms	Rushgreen Rd / Sandy Lane, Lymm	Lymm	0.33	No	n/a	Suitable, available and achievable	11	11	Application of 35 dph density.	11					11	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1515	Land north of 67 Mill Lane, Lymm	Land north of 67 Mill Lane, Lymm	Lymm	0.11	No	n/a	Suitable, available and achievable	2	2	Based on development of one pair of semi detached houses - continuation of existing built form.	2					2	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1881	Land between 49 - 51 Orford Green	Land between 49 - 51 Orford Green	Orford	0.04	No	n/a	Suitable, likely to become available and achievable	2	2	Based on development of one pair of semi detached houses.	2					2	Commencement in the developable 10 - 15 year period with both dwellings expected to be completed at the same time (semi-detached).
1862	Land at 120 Heath Road	Land at 120 Heath Road	Penketh & Cuerdley	0.30	No	N/a	Suitable, available and achievable	9	8	Based on application of 30 dph density.	9						Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1647	Land off Mill Lane, Houghton Green	Land off Mill Lane, Houghton Green	Poplars & Hulme	1.32	No	n/a	Suitable, available and achievable	18	18	Based on the application of 35 dph density across 40% of the site (area excluded from any constraints). Capacity could rise if constraints can be overcome.	15	3				18	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1854	Lock up garages to the rear of 73 - 83 Windermere Avenue	Rear of 73 - 83 Windermere Avenue	Poplars & Hulme	0.05	No	n/a	Suitable, likely to become available and achievable	1	1	Assumed site would accommodate a single dwelling.	1					1	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1803	Land to North of Birchwood Way	Land to North of Birchwood Way, Longbars, Warrington	Poulton North	5.24	No	n/a	Suitable, likely to become available and achievable	91	91	Application of 35 dph density across 90% of the site area (cautious approach taken which excludes safeguarded land).	15	30	30	16		91	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1761	355 - 357 Padgate Lane	Padgate Lane, Padgate	Poulton South	0.06	No	n/a	Suitable, likely to become available and achievable	1	1	Based on previous proposals to develop a single dwelling on the site.	1					1	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1889	Land adjacent 70 Ackers Road	Ackers Road, Stockton Heath	Stockton Heath	0.14	No	n/a	Suitable, available and achievable	4	4	Application of 35 dph density.	4					4	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1855	Land off Hollow Drive	Hollow Drive, Stockton Heath	Stockton Heath	0.36	No	n/a	Suitable, likely to become available and achievable	6	6	Continuation of Hollow Drive built form with 2 pairs of semis on the south and one pair on the north.	6					6	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1857	Heath Street lock up garages	Heath Street, Stockton Heath	Stockton Heath	0.16	No	n/a	Suitable, available and achievable	2	2	Based on a previous planning application (2007/11677).	2					2	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1832	Whittle Hall Farm	Littledale Road, Whittle Hall, Warrington	Whittle Hall	0.71	No	n/a	Suitable, available and achievable	8	8	Cautious estimate (2 conversions and 6 new build). Application of density would be inappropriate given need to retain existing buildings.	8					8	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1843	Remainder of Whittle Hall 16	Off Stockdale Court Crescent	Whittle Hall	0.22	No	n/a	Suitable, available and achievable	7	7	Application of 35 dph density.	7					7	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.



## Appendix Eleven - Schedule 11 'Sites contributing to a Developable 11-15 Year Supply'



Appendix Twelve - Schedule 12 'Completions within the Latest Monitoring Period (2008/09)'

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Application Reference	GF / PDL	Previous completions	2008/09
498	Land E Barrowhall Lane	Whittle Hall (CNT WT16)	Whittle Hall	1.09	2006/08808	PDL	3	17
614	Land @ Longbout Lane	Oughtington Lane, Lymm	Lymm	5.96	2004/04052	GF	120	57
897	Hall Lane Farm	Hall Lane Farm, Burtonwood	Burtonwood & Winwick	0.01	A0244471	GF		1
901	The Barn	Holly Bush Lane, Rixton	Rixton & Woolston	0.13	A0246020	GF		1
919	Mayfield Court	Cherry Lane, Lymm	Lymm	0.09	2006/07659	PDL		6
929	Land adj 44 Chester Road	Stockton Heath	Stockton Heath	0.10	2007/10588	PDL		1
943	Land to r/o 'Cary' St Matthews Close	Land to r/o 'Cary' St Matthews Close, Appleton	Appleton	0.12	A0245706	PDL		1
975	Foxley Lodge	240 Higher Lane, Lymm	Lymm	1.10	95/94293	PDL		2
1006	Applegarth	Golborne Road, Winwick	Burtonwood & Winwick	0.15	2003/00120	PDL		1
1017	Plot to r/o 248 London Road	Land to r/o 248 London Road, Appleton	Appleton	0.05	2006/07595	PDL		1
1030	Land at Orford War Memorial	off Longfield Rd, Orford	Orford	0.24	2004/04182	PDL	4	3
1037	Greymist House	97 Manchester Road, Woolston	Rixton & Woolston	0.08	2007/11256	PDL		1
1055	Methodist Church, Sandy Lane	Lymm Warrington	Lymm	0.06	2004/03300	PDL		4
1062	Cleyton House Farm	Alder Lane, Burtonwood	Burtonwood & Winwick	0.16	2003/00144	PDL		3
1079	Theilwall New Road Industrial Estate	Theilwall, Warrington	Grappenhall & Theilwall	0.95	2006/08672	PDL	38	3
1091	Manchester Ship Canal	Mineral Railway, Theilwall Lane, Latchford	Latchford East	2.54	2006/08928	PDL	74	24
1097	Former Tynsley Wire Works	Dalton Bank, Warrington	Fairfield & Howley	3.97	A0346992	PDL	191	6
1103	Garage @ Mitchell Street	Stockton Heath, Warrington	Stockton Heath	0.04	2003/01250	PDL		6
1105	Phase 4 Land off Washington Drive	Land at former Burtonwood Married Quarters Sycamore Lane Great Sankey Warrington	Great Sankey South	5.56	2005/06083	PDL	122	40
1117	125 Wilderspool Causeway	Warrington	Latchford West	0.05	2004/02288	PDL		5
1150	Saxon Park of Forrest Way (Monks Hall Devt)	Off Liverpool Road, Warrington	Bewsey & Whitecross	11.07	A0246613	PDL	270	95
1160	Lingley Aubs	Lingley Road, Great Sankey, Warrington	Great Sankey North	0.29	2007/10939	PDL		15
1167	90 Knutsford Road	Grappenhall, Warrington	Grappenhall & Theilwall	0.02	2004/04661	PDL		2
1201	New World Ltd	New World House, Theilwall Lane, Warrington, WA4 1NL	Latchford East	13.91	2007/11944	PDL		20
1207	Land adjacent to 70 Bewsey Street	Bewsey Street, Warrington	Bewsey & Whitecross	0.14	2006/08553	PDL		18

# Appendix Twelve - Schedule 12 'Completions within the Latest Monitoring Period (2008/09)'

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Application Reference	GF / PDL	Previous completions	2008/09
1209	8 Thelwall Lane	Warrington, WA4 1LH	Latchford East	0.01	2005/05517	PDL		2
1210	Dovedale and The Lodge	Lumber Lane Burtonwood WA5 4AT	Burtonwood & Winwick	0.89	2005/05597	PDL		2
1216	45 Rock Road	WA4 1QG	Latchford East	0.20	2005/05871	PDL		1
1231	12 Marsh Street	Warrington, WA1 3QA	Fairfield & Howley	0.01	2005/06282	PDL		2
1235	Marsden Vanplan Ltd	Longshaw Street, Warrington, WA5 0DF	Bewsey & Whitecross	1.75	2006/08400	PDL		35
1236	The Lodge	Houghs Lane, Higher Walton, Warrington, WA4 5LJ	Appleton	0.30	2005/06639	PDL		1
1241	Hatton Hall Farm	Warrington Road Warrington WA4 5NU	Hatton, Streiton & Walton	0.02	2004/04234	GF		1
1260	Land at former Carrington Wire Works and site of Mayne Coaches,	Battersby Lane, Warrington	Fairfield & Howley	11.35	2006/08636	PDL	384	72
1300	1 Massey Hall Cottage	Weaste Lane Thelwall Warrington WA4 3JH	Grappenhall & Thelwall	0.07	2006/09485	PDL		1
1303	Land at corner of Greenwood Rd and The Crescent	Lymm, Warrington	Lymm	0.04	2006/07420	PDL		1
1304	Land off Spring Lane	Lymm, Cheshire	Lymm	0.02	2006/07483	PDL		1
1313	6 Beechwood Lane	Culceth, Warrington	Culceth, Glazebury & Croft	0.24	2006/08105	PDL		1
1316	Cullen House	Cain Lane South, Appleton	Appleton	0.19	2006/08157	PDL		2
1317	48 Arpley Street	Arpley Street, Warrington, WA1 1LF	Bewsey & Whitecross	0.02	2006/08283	PDL		1
1325	26 Lakeside Road	Lymm, WA13 0QE	Lymm	0.17	2006/08846	PDL		1
1330	Spar Stores	102 Willis Street, WA1 3QG	Fairfield & Howley	0.01	2006/09464	PDL		1
1344	28 Lakeside Road	Lymm, WA13 0QE	Lymm	0.16	2006/09651	PDL		1
1353	16 Marsh House Lane,	Warrington, WA1 3QY	Fairfield & Howley	0.01	2007/09785	PDL		1
1354	52 Common Lane	Culceth	Culceth, Glazebury & Croft	0.13	2007/09909	PDL		1
1408	Orford Barn	Lady Lane, Croft, Warrington, WA3 7AY	Culceth, Glazebury & Croft	0.15	2007/10416	GF		1
1409	41, Whitbarrow Road	Lymm, WA139AW	Lymm	0.09	2007/11176	PDL		1
1413	The Bungalow	Yew Tree Farm Broad Lane Grappenhall Warrington WA4 3HT	Grappenhall & Thelwall	1.56	2003/01495	GF		1
1414	14, Brookfield Road,	Lymm, WA130QJ	Lymm	0.12	2008/13762	PDL		1

# Appendix Twelve - Schedule 12 'Completions within the Latest Monitoring Period (2008/09)'



SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Application Reference	GF / PDL	Previous completions	2008/09
1416	2, Carlton Street	2, Carlton Street, Stockton Heath, WA4 6LX	Stockton Heath	0.05	2007/11075	PDL		1
1430	341a, Lovely Lane	341a, Lovely Lane, Warrington, WA5 0AF	Bewsey & Whitecross	0.01	2007/11616	PDL		1
1435	5, Dinglebank Close	5, Dinglebank Close, Lymm, WA130QR	Lymm	0.04	2007/11961	PDL		1
1436	125, Stone Pit Lane	125, Stone Pit Lane, Croft, Warrington, WA3 7DX	Culcheth, Glazebury & Croft	0.09	2007/11971	PDL		1
1438	92 Sandy Lane	92 Sandy Lane Lymm	Lymm	0.04	2007/12014	PDL		1
1442	12, Deiphfields Road	12, Deiphfields Road, Appleton, Warrington, WA4 5BY	Appleton	0.13	2007/12120	PDL		1
2018	Church Farm	Church Farm, Glazebrook Lane, Glazebrook, WA3 5AY	Culcheth, Glazebury & Croft	0.11	2008/12836	PDL		1
2024	16, Deiphfields Road,	16 Deiphfields Road, Appleton, Warrington, WA4 5BY	Appleton	0.07	2008/12952	PDL		1
2032	71, Whitefield Road	71, Whitefield Road, Stockton Heath, Warrington, WA4 6NA	Stockton Heath	0.05	2008/13210	PDL		2
2040	4, Rossett Close	4, Rossett Close, Callands, WA5 9SS	Westbrook	0.02	2008/13469	PDL		1
4871	North Square Chappelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	2.24	2006/08621	PDL	52	58
4874	Phase 4 Chappelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	4.60	2004/04826	PDL	94	13
4876	Phase 6 Chappelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	6.16	2007/10234	PDL		76
4877	Phase 7 Chappelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	2.77	2006/09424	PDL	12	27
4878	Phase 8 Chappelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	4.90	2006/09429	PDL	63	10



## Appendix Twelve - Schedule 12 'Completions within the Latest Monitoring Period (2008/09)'





Warrington Borough Council

New Town House  
Butermarket Street  
Warrington  
WA1 1BN

Tel: 01925 442795  
[www.warrington.gov.uk](http://www.warrington.gov.uk)