



**Warrington Borough Council
Strategic Housing Land Availability Assessment**

**December
2010**



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Contents

1 Introduction and Background

1.1 This report presents the findings from Warrington's 2010 Strategic Housing Land Availability Assessment (SHLAA). The Council completed their first SHLAA in 2009 and in this regard the 2010 SHLAA largely presents an update of the previous assessment, inclusive of any additional sites which have come to light since the original SHLAA was published.

1.2 During the process of the original SHLAA a scoping report which set out why the SHLAA was taking place, how the Council intended to progress matters, and the details of the assessment process, was released for consultation. In addition to wider public consultation, a series of stakeholder meetings were held with the development industry and interested parties to enable more detailed discussion on the scoping report and the approach taken. For the purposes of the 2010 SHLAA, a stakeholder meeting was held on the 28th April 2010. The purpose of this meeting was to conclude whether the previous approach and assumptions remained relevant or whether any of these should be revised in light of changed circumstances.

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 were analysed and the implications for policy development and implementation set out in a draft report which was made available for consultation between the 1st and 29th October 2010. The draft report was subsequently amended to reflect comments received.

1.4 This report presents the findings of the completed 2010 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 The new Coalition Government has already made some significant changes in the planning arena, the driver of which has been the new communities secretary's main priority of "localism", which aims to place decision making and goal setting with local authorities and local communities. Whilst the detail is yet to emerge on exactly what localism will mean in practice, there is a clear steer from Government to set the agenda and hence make localism happen now as opposed to waiting to be told what to do.

1.6 National guidance for residential development continues to be contained within Planning Policy Statement 3 'Housing' (PPS3), which became effective on the 1st 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. These objectives remain key priorities for the new Coalition Government.

1.7 PPS3 promotes a '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.

1.8 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.

1.9 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.

1.10 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).

1.11 Prior to 2009 the Council 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.

1.12 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.

1.13 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.

1.14 The localism agenda is behind the swift decision to act to scrap regional housing targets and regional spatial strategies, with the scale of housing growth instead now becoming a local matter. In this context, whilst acknowledging however that the SHLAA has always informed the scale of future housing provision regardless of which spatial level this was set at, the current SHLAA comes at a time when its value in contributing towards future target setting, through constituting a fundamental component of the evidence base, is arguably at its greatest for some years.

Purpose of the Assessment

1.15 PPS3 requires Local Planning Authorities to identify and maintain on a rolling programme a minimum five year supply of deliverable land⁽¹⁾ for housing and to identify sufficient developable land⁽²⁾ 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.

1.16 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.

1.17 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.

1.18 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 objective 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.

1.19 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

1.20 In order for a SHLAA to be considered 'sound', the Practice Guidance identifies a 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

1.21 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.

1.22 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.

1.23 Whilst the Council remains committed to this notion, it has been agreed that the outputs which relate to Gypsies and Travellers and Travelling Showpeople will be consulted on as a separate exercise during 2011.

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.

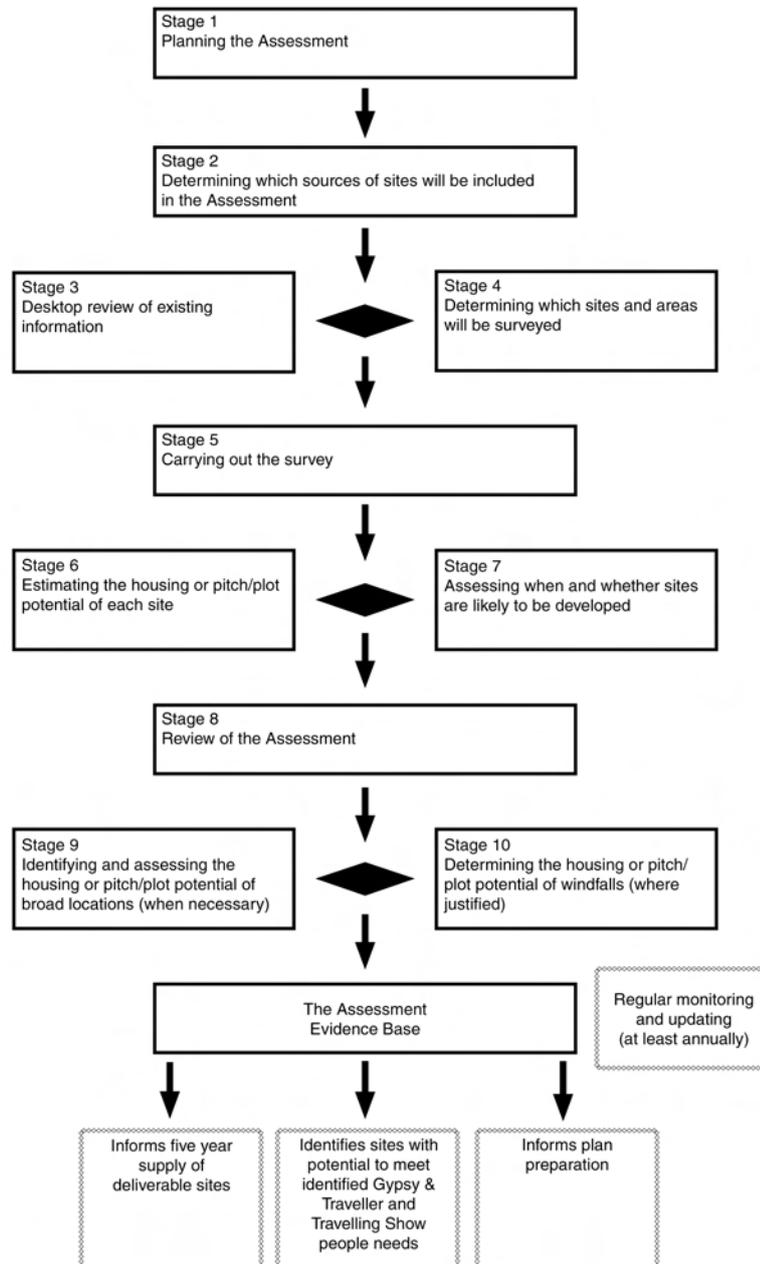


Figure 2.1 The SHLAA Process

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 process.

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. Previous regional and sub-regional work has grouped 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⁽³⁾ which has undoubtedly increased the importance of a sub-regional focus in relation to the availability of land. Importantly, in the new context of localism, the 'Mid Mersey' grouping as a functional HMA and hence basis for joint working continues to be supported by the three constituent authorities.

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 report, they resolved to observe key principles, a common methodology and a common time table for production. Whilst it was accepted that variations would occur in the detail to which each authority would work, each made a commitment to ensure close liaison on evolving work programmes to ensure continuity. Each authority has also committed to ensuring that the results of their individual assessment are capable of aggregation to the sub-regional 'Mid Mersey' level.

All three authorities are now in possession of a 2010 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/site.do?id=675>

Partnership Approach

2.6 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.

2.7 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.

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

2.8 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 process. 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 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 two years.

2.9 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.

2.10 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.

2.11 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

2.12 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.

2.13 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 outset of the 2010 update, played a key role in helping to determine whether previously agreed assumptions and guiding principles remain appropriate.

2.14 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

2.15 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.

2.16 Warrington commenced the 2010 update of 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. Those sites which had been nominated for inclusion in the previous (2009) SHLAA were automatically rolled forward into the 2010 assessment.

2.17 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.

2.18 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

2.19 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

2.20 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.

2.21 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.

2.22 The rationale for this approach stems from recognition of the strategy at the heart of the Borough's Development Plan. In Warrington the Development Plan, in the form of the UDP, was only adopted in 2006 and the policies within remain in force until such time as replaced by those within the emerging LDF. Underpinning these policies is a strategy which seeks to arrest further outward expansion of Warrington's settlements onto undeveloped land in order to promote the regeneration and restructuring of the older inner core of the Town. Whilst this strategy remains in force, it is considered that it would be non-expedient to invest time and resources into assessing sites over which there are very limited prospects of coming forward in the short to medium term.

2.23 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

2.24 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.

2.25 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.

2.26 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. For the majority of sites within the SHLAA data collection occurred in April and May of 2009 and was undertaken by development control planning officers who, owing to the nature of their work, were the best placed people within the Council to comment on whether a site is suitable and capable of development.

2.27 For the purposes of the 2010 SHLAA update, it was not considered expedient to revisit all previously identified sites. Instead efforts in relation to this element of the assessment have been focused on identifying whether the circumstances of any of these individual sites have changed. All newly nominated sites which were not previously identified have been subject to a site visit during June of 2009. All sites within the planning process were also subject to a visit during routine completions and activity monitoring during May of 2009.

2.28 To help ensure data was collected in a consistent manner, all staff involved in the collection and appraisal exercise attended a briefing session. 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 during the initial 2009 visits, 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 Consultation with stakeholders at the outset of the 2010 SHLAA concluded that the above approach to calculating densities remains appropriate, with the development industry stressing the need for cautious estimates to reflect the lower densities now being achieved on sites as these are re-planned to align the product mix with actual market demand.

2.32 On 9th June the new Coalition Government introduced changes to PPS3 which included the removal of minimum density targets. The Council does however have a local policy which remains in force which specifies a density range of between 30 and 50 dwellings per Hectare. Consultation with stakeholders at the launch of the draft 2010 SHLAA agreed that the Council should continue to employ the aforementioned density range as one of the guiding principles in estimating the housing potential of sites within the SHLAA.

2.33 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.

2.34 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.

2.35 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

2.36 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)

2.37 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

2.38 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.

2.39 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?

2.40 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. This approach was previously and continues to be supported by stakeholders.

2.41 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.

2.42 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.

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

Suitability Assumptions

2.44 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
- **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 (SFRA) and this has been used previously, 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. Previously the SFRA recognised this but EA flood zone mapping did not. The EA now accept that the extent of flood risk within Central Warrington significantly reduces when the the Manchester Ship Canal is taken into account. As such, changes have now been made, in late 2009, to the EA flood zones maps. As such the SHLAA has this year relied solely on EA flood zone maps to ascertain whether a site is at risk of flooding and the following assumptions have been employed:
 - EA FZ1 - development not constrained
 - EA FZ2 - development not constrained
 - EA FZ3 - 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 Council has recently commissioned the update of phase 1 SFRA to reflect the changes in EA flood zone maps and the production of phase 2, that will inform the sequential and exception test requirements set out in PPS25. This information will be utilised to inform the Local Development Framework.

- **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⁽⁴⁾. 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⁽⁵⁾.

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

2.45 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.

2.46 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

2.47 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.

2.48 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.

2.49 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.

2.50 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.

2.51 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.

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

2.53 Consultation with stakeholders at the outset of the 2010 SHLAA process identified support for a continuation of the above approach. It was raised however that there was some evidence of alternative land uses being pursued where these, owing to market conditions, produce higher land values. It was also raised that there was evidence of some landowners 'sitting tight' content to wait for land value recovery. In neither instance was it suggested that these issues were wide-spread and the consensus was therefore that the availability of land has not worsened. Nevertheless, to ensure the SHLAA is as robust as possible, the Council will be extremely keen to know of any such issues experienced by developers on specific sites.

Stage 7c - Assessing the Achievability of Housing Development

2.54 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.

2.55 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 subsequently 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/Idf_evidence/Strategic_Housing_Market_Assessment.aspx

2.56 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.

2.57 The Council is also now in receipt of an affordable housing viability assessment report. In simple terms this explores the economic viability of a range of site types across a range of locations across the Borough. Unfortunately this report was completed too late to inform the 2010 SHLAA but will prove invaluable in contributing towards the assessment of achievability in future years.

2.58 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 are any known abnormal development costs?

2.59 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.

2.60 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.

2.61 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.

2.62 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

2.63 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.

2.64 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'.

2.65 Where sites have been categorised as 'constrained', the specific constraint(s) and the action needed to overcome these has been documented. It was previously reported that progress against overcoming constraints would be monitored annually and reported in future assessment updates.

2.66 The 2010 SHLAA presents the first opportunity to review the extent to which constraints reported on individual sites within the Borough's first SHLAA have been overcome. A new section has therefore been added to this years report, under assessment findings, to present the findings of this review.

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

2.67 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

2.68 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 2.2.

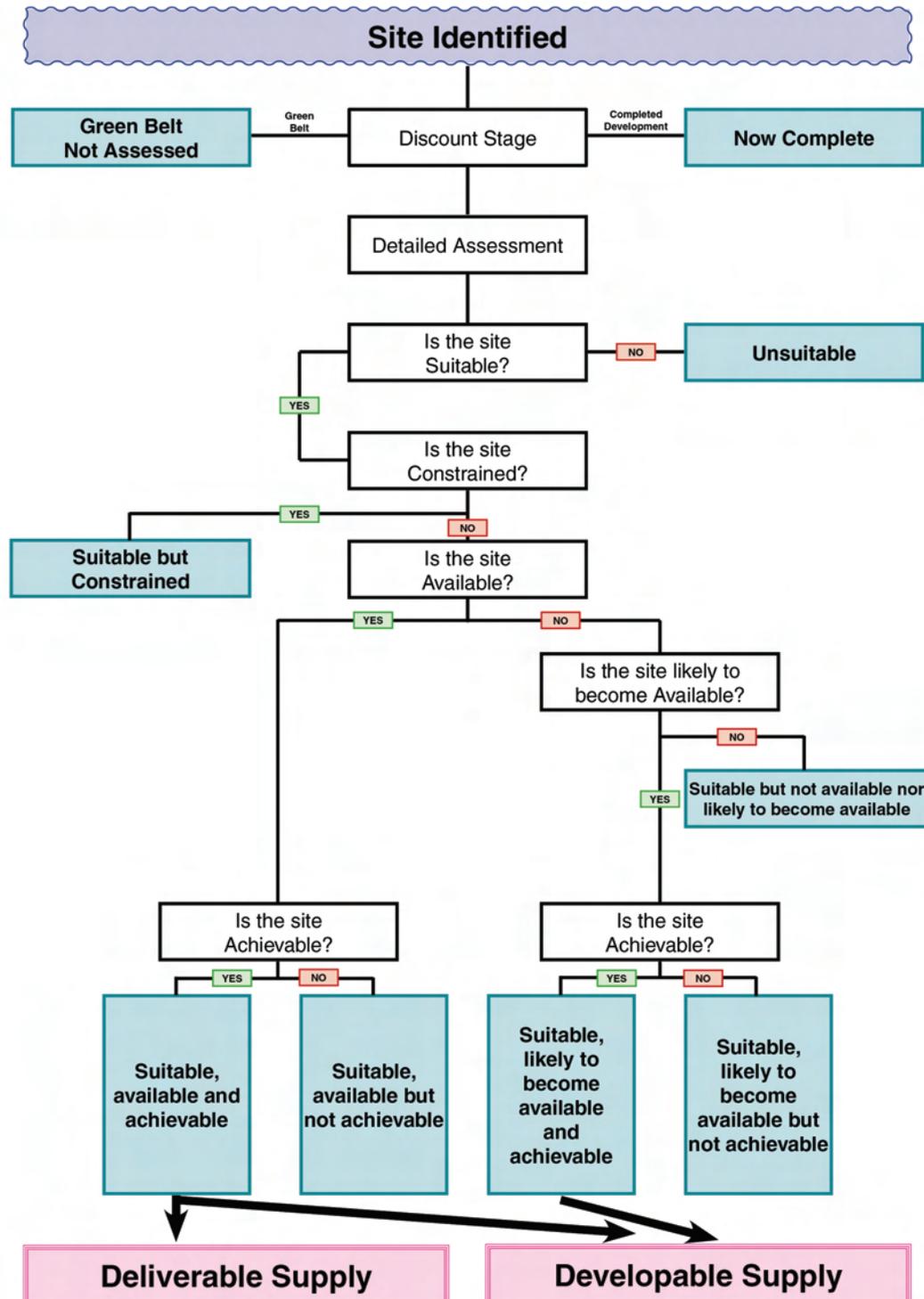


Figure 2.2 Potential Conclusions for Individual Sites

Forecasting Completions

2.69 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.

2.70 To help ensure realism in the SHLAA findings, efforts were again made, during May-June 2010, 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.

2.71 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. In last years SHLAA, 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. At the outset of the 2010 SHLAA process, stakeholders were again given the opportunity to suggest which completion rates they considered appropriate.

2.72 The consensus of stakeholders was that the previously employed cautious build rates for 2009 should be rolled forward into the 2010 assessment. These rates are set out in Table 1. Stakeholders requested that the Council should only depart from these rates where regular completions monitoring identifies that the site is performing well, or where funding conditions (such as Kick-start) are driving higher (and arguably abnormal) completion rates. Furthermore stakeholders requested that the agreed build rates be employed across the 15 years within the SHLAA as opposed to returning to more optimistic rates in the later years.

2.73 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 2010 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 quantifies the Borough's 'deliverable' and 'developable' housing land supply before proceeding to present completions information for the latest monitoring period (2009/10). An explicit calculation of National Indicators 154 and 159 are then provided for auditing purposes.

Number and Nature of Sites Identified

3.4 A total of 395 sites, covering approximately 1106 Hectares, were identified for and subsequently included within the 2010 SHLAA. Of the 395 sites included in the 2010 SHLAA, 336 were automatically rolled forward from the 2009 assessment and hence 59 are wholly new sites. All sites have been assigned a unique reference number, recorded and mapped. Those rolled forward from the 2009 assessment have retained their previous unique reference number for continuity.

3.5 Of the 395 sites identified, 131 (33%) had a planning approval on the 1st April 2010. 246 (62%) of the 395 sites identified constituted previously developed land, 143 (36%) were on greenfield land and 6 (2%) were considered to be part previously developed / part greenfield.

Discounted Sites

3.6 Out of the 395 sites identified for inclusion within the SHLAA, 94 (24%) 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

3.7 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 67 sites, representing almost 17% of the total sites identified for inclusion within the 2010 SHLAA, were not assessed on this basis. Seven of these sites were wholly new sites having been nominated through the 2010 call for sites exercise.

3.8 A schedule of the 67 sites that have simply been recorded as 'Green Belt Not Assessed' 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

3.9 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 27 sites, representing 7% of the total number of sites identified for inclusion within the 2010 SHLAA, were not assessed on the basis that they are now complete.

3.10 A schedule of the 27 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

3.11 Out of the 395 sites identified for inclusion within the 2010 SHLAA, 301 (76%) progressed to the detailed assessment stage of the process.

Unsuitable

3.12 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.

3.13 Out of the 301 sites subject to this stage of the assessment, 297 (99%) were considered to be 'suitable' where as 4 (1%) were not. The low number of sites deemed '**unsuitable**' owes to the majority of such sites being discounted in the previous years assessment, which was the Borough's first attempt in recent years to comprehensively identify land considered to have development potential.

3.14 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.

3.15 In three of the sites deemed '**unsuitable**', the primary reason underpinning this conclusion was a considered inability to secure an appropriate living environment and hence level of residential amenity for potential occupiers. The reasoning behind the remaining site deemed unsuitable owed to its location being somewhat isolated from any existing community, with very limited opportunities to achieve any level of integration.

Suitable but Constrained

3.16 Out of the 297 sites considered 'suitable', 83 of these (28%), none of which currently benefit from a planning approval, were considered to be constrained.

3.17 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.

3.18 Out of the 83 sites considered **'suitable but constrained'**, one has been discounted on the basis that the constraints are incapable of being overcome within the plan period. This site is identified within the schedule included as appendix five.

3.19 For the remaining 82 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 6,374 dwellings. This compares to 5,256 constrained dwellings in the previous years SHLAA with the difference in capacity largely attributed to the inclusion of Omega, further details on which are provided below, within the 2010 assessment.

	Number of Sites	Area (Ha)	Gross Capacity	Net Capacity
Previously developed land (PDL)	48	175	4251	4249
Greenfield (GF)	33	94	2123	2123
Part PDL / Part GF	1	0.06	2	2
Total	82	269.06	6376	6374

Table 2 - Summary of Constrained Housing Potential

3.20 Out of the total constrained net capacity, 4,715 (74%) dwellings are accounted for by a handful of large sites, further details of which are set out below.

- **SHLAA Ref No. 2135 'Omega'** - At 75 Ha Omega is the largest site to be assessed through the 2010 SHLAA. Straddling the M62 in North West Warrington, the former Burtonwood airfield site is a long standing employment allocation post its designation in the New Town era. Owing to its scale the site is of regional significance. The future of this site is currently being addressed through the Core Strategy process which is exploring whether a mixed use development, including a significant residential element, offers a more sustainable and importantly viable development opportunity than the existing allocation. Documented constraints include whether the site is required to fulfil employment land targets within the plan period and, in relation to traffic generation, the ability of the highway network to accommodate projected traffic growth. Constrained capacity is estimated to be a minimum of 1100 dwellings.
- **SHLAA Ref No. 1506 (and 1649) 'Peel Hall'** - At 60.8 Ha Peel Hall is the second largest site to be assessed through the 2010 assessment. 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

Progress in Overcoming Constraints

3.21 Practice Guidance makes clear that once complete the SHLAA should be regularly kept up-to-date and that such updates should include identifying the progress made in relation to those sites previously deemed as 'suitable but constrained'.

3.22 Owing to the previous years SHLAA being the Borough's first, this 2010 assessment represents the first opportunity to explore the extent to which constraints have been overcome.

3.23 In last years assessment 87 sites were deemed suitable but constrained. Six of these sites were recommended to be discounted from the SHLAA process on the basis that the constraints were considered unsurmountable. 81 were therefore rolled forward, as constrained, into the 2010 assessment.

3.24 Of these 81 sites, 15 (19%) have now been unlocked on the basis that the previously documented constraints have been overcome. A further 6 sites have made progress towards overcoming constraints but have not yet been fully unlocked. A schedule of these sites is included within this report as Appendix 14.

3.25 The predominant reason as to why sites were unlocked owes to revised Environment Agency Flood Zone modelling. Following this a number of sites which were previously identified as within flood zone 3, and hence constrained, are now within flood zones 1 or 2. Conversely however 6 sites not previously considered to be constrained are now located within flood zone 3 and hence now are. In other cases issues such as access for example have been overcome through the formal planning application or in some instances informal pre-application processes.

3.26 The 2009 SHLAA made clear that the onus in overcoming the documented constraints was on the land owner / developer in control of the site but the Council extended an invitation to work alongside these in overcoming the documented issues. In relation to the two largest sites within the SHLAA, Omega (2135) and Peel Hall (1506), efforts to address the documented constraints remain ongoing. To date these efforts have proved productive with Council officers working closely with the landowners particularly in relation to transport modelling.

Suitable but not available nor likely to become available

3.27 Two hundred and fourteen 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.

3.28 Out of the 214 sites assessed at this stage only 167 (78%) were considered to be 'available'.

3.29 As opposed to ceasing the assessment of the 47 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 16 of the 47 sites that could not be described as available at this time were unlikely to become available in the future. The remaining 31 were however considered likely to become available. 16 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.

3.30 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

3.31 One hundred and sixty seven 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.

3.32 Out of the 167 sites considered available, 103 were currently in possession of a planning approval where as 64 were not. Out of the 103 sites in possession of a planning approval, that approval had been implemented on 38 (37%) of sites.

3.33 All 167 (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.

3.34 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 2020 onwards i.e. the 11-15 year period. Such sites are not therefore being relied upon to demonstrate a five year deliverable and subsequent five year developable supply of housing.

3.35 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	Residual Net Capacity
Previously developed land (PDL)	134	187	6163	6147	1449	4698
Greenfield (GF)	32	68	1676	1673	192	1481
Part PDL / Part GF	1	3	55	55	0	55
Total	167	258	7894	7875	1641	6234

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

3.36 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	Residual Net Capacity
Previously developed land (PDL)	95	156	4951	4938	1449	3489
Greenfield (GF)	7	7	233	233	192	41
Part PDL / Part GF	1	3	55	55	0	55

	Number of Sites	Area (Ha)	Gross Capacity	Net Capacity	Capacity Realised to Date	Residual Net Capacity
Total	103	166	5239	5226	1641	3585

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	Residual Net Capacity
Previously developed land (PDL)	39	30	1212	1209	0	1209
Greenfield (GF)	25	62	1443	1440	0	1440
Part PDL / Part GF	0	0	0	0	0	0
Total	64	92	2655	2649	0	2649

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

Suitable, Likely to Become Available and Achievable

3.37 Out of the 214 sites assessed for their availability, 47 were not considered 'available'. As already identified however these 47 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 31 sites were.

3.38 Similarly to those sites deemed 'available' at this time, the 31 sites considered likely to become available were then subject to an assessment of their achievability. All 31 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**'.

3.39 A schedule of the 31 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.

3.40 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)	21	6.1	295	293
Greenfield (GF)	8	6.2	132	132
Part PDL / Part GF	2	0.4	19	19
Total	31	12.7	446	444

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

3.41 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

3.42 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.

3.43 Out of the 395 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.

3.44 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 2010, has been quantified. Summary information resulting from this exercise can be seen in Table 7.

	Number of Sites	Area (Ha)	Forecast Completions					Total
			10/11	11/12	12/13	13/14	14/15	
PDL	80	129	400	455	457	396	312	2020
GF	9	8	35	12	6	0	0	53
Total	89	137	435	467	463	396	312	2073

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

3.45 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 (86%) of the Borough's 'deliverable' housing supply already benefits from planning approvals.

	Number of Sites	Area (Ha)	Forecast Completions					Total
			10/11	11/12	12/13	13/14	14/15	
PDL	72	115	400	428	376	306	228	1738
GF	7	7	35	2	4	0	0	41
Total	79	122	435	430	380	306	228	1779

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

	Number of Sites	Area (Ha)	Forecast Completions					Total
			10/11	11/12	12/13	13/14	14/15	
PDL	8	14	0	27	81	90	84	282
GF	2	1	0	10	2	0	0	12
Total	10	15	0	37	83	90	84	294

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

3.46 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 Borough's 'deliverable' supply of housing has also been produced and is labelled as Map 2.

3.47 Just over 29% of the identified 'deliverable' supply, some 609 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

2010 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. Phase 10a (Ref No. 48710) has recently secured Government round one '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.

3.48 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 (194 units delivered as at the 1st April 2010). 150 of the 183 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 485 new homes, 150 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 (59 as at 1st April 2010) and hence gathered some development momentum. The land owner, Morris Homes, have recently secured Government round one and round two 'kick-start' funding which will ensure that the site continues to deliver in the short-term at least.
- **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. Development of the site has now commenced post the developer securing Government round one 'kick-start' funding. Whilst the site had not yielded any completions as the 1st April 2010, 34 units were at this time actively under construction. The site is expected to deliver 160 units 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 Miller Homes who recently secured Government round one 'kick-start' funding to help ensure that the remaining capacity in their control (58 dwellings) is delivered within the year.
- **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 8.77 Ha 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. The site is expected to deliver 75 units within the next 5 years.
- **Kingswood 8 (SHLAA Ref. No 261)** - Located in the north west of Warrington Town this site is the last remaining phase of the Kingswood former New Town led development. The site is in the ownership of the Homes and Communities Agency who, having recently secured a revised planning application, are in the process of appointing a development partner to deliver the 99 units within the next 5 years.

3.49 Collectively, Chapelford and the above 6 sites account for 63% of the Borough's 'deliverable' supply (1301 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

3.50 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.

3.51 Out of the 395 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.

3.52 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 2010, has been quantified. Each of the respective periods are considered in greater depth in turn below.

'Developable' 6 - 10

3.53 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
			15/16	16/17	17/18	18/19	19/20	
PDL	18	102	379	410	300	255	178	1522
GF	0	0	0	0	0	0	0	0
Part PDL / Part GF	1	3	7	48	0	0	0	55
Total	19	105	386	458	300	255	178	1577

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

3.54 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 (79%) of the Borough's 'developable' 6 - 10 year housing supply already benefits from planning approvals.

	Number of Sites	Area (Ha)	Forecast Completions					Total
			15/16	16/17	17/18	18/19	19/20	
PDL	13	90	282	286	240	210	178	1196
GF	0	0	0	0	0	0	0	0
Part PDL / Part GF	1	3	7	48	0	0	0	55
Total	14	93	289	334	240	210	178	1251

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

	Number of Sites	Area (Ha)	Forecast Completions					Total
			15/16	16/17	17/18	18/19	19/20	
PDL	5	12	97	124	60	45	0	326
GF	0	0	0	0	0	0	0	0
Total	5	12	97	124	60	45	0	326

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

3.55 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 Boroughs 'developable' 6-10 year supply of housing has also been produced and is labelled as Map 3.

3.56 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 Boroughs 'developable' supply. Collectively these sites, which are identified below, will deliver 793 dwellings within the 6 -10 period which accounts for 50% of the identified total net capacity. All currently benefit from a planning approval.

- **Chapelford Urban Village (SHLAA Ref. No 4870) - 295 homes**

- **New World site (SHLAA Ref. No 1201)** - 150 homes
- **Bruche former police training centre site (SHLAA Ref. No 1643)** - 225 homes
- **Walton Locks / Quays (SHLAA Ref. No 1411)** - 90 homes
- **Brittannia Wireworks (SHLAA Ref. No 581)** - 33 homes

3.57 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 378 dwellings accounting for 24% 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 145 new homes, all 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.
- **The Former Beer Timber Yard (SHLAA Ref No. 1090)** - The former location of the Beers Timber Yard. The site currently has approval for 123 dwellings including, 93 apartments and 30 dwellings. All are expected to be delivered within the years 6 - 10.
- **Farrell Street South (SHLAA Ref. No 1092)** - Development of this Development Plan designated regeneration opportunity area is yet to commence. Persimmon Homes have reported that the site is not operationally viable in the short-term but are currently exploring options in order to facilitate the commencement of the site. The site has full planning consent for 372 dwellings, 135 of which are anticipated to be delivered within the 6-10 year period.

'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
			20/21	22/222	22/23	23/24	24/25	
PDL	53	45	271	335	369	147	240	1362
GF	31	67	165	207	160	150	136	818
Part PDL / Part GF	2	1	19	0	0	0	0	19
Total	86	113	455	542	529	297	376	2199

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 21% of the Borough's 'developable' 11 - 15 year housing supply already benefits from planning approvals.

	Number of Sites	Area (Ha)	Forecast Completions					Total
			20/21	22/222	22/23	23/24	24/25	
PDL	4	25	60	75	137	116	80	468
GF	0	0	0	0	0	0	0	0
Part PDL / Part GF	0	0	0	0	0	0	0	0
Total	4	25	60	75	137	116	80	468

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

	Number of Sites	Area (Ha)	Forecast Completions					Total
			20/21	22/222	22/23	23/24	24/25	
PDL	49	21	211	260	232	31	160	894
GF	31	67	165	207	160	150	136	818
Part PDL / Part GF	2	1	19	0	0	0	0	19
Total	82	89	395	467	392	181	296	1731

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

3.58 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.

3.59 Table 13 identifies that 818 dwellings, 37% 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 495 units

which equates to 23% 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 225 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

3.60 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 150 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.
- **New World site (SHLAA Ref. No 1201)** - Identified in the deliverable and developable 6 - 10 year period but also expected to contribute 126 homes within the 11 - 15 year period.

Latest Dwelling Completions

3.61 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 2009 and 31st March 2010. 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

3.62 Over 2009/10 396 gross completions and 8 losses were recorded. Net completions for the latest monitoring period were therefore 388. 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
2009/10	396	8	388
Total (2002 -10)	8125	528	7597
Average pa	1015	74 ⁽¹⁾	949

Table 16 - Latest (2009/10) and Historical Gross and Net Housing Completions

1. Whilst 528 dwellings have been lost over the 8 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 197 have resulted from the demolition of other properties, change of use and conversions. Excluding those demolitions resulted from planned clearance and reconfiguration; the 8 year period has seen an average loss of 24 dwellings per annum.

3.63 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

3.64 Out of the 396 gross dwelling completions in 2009/10, 375 (95%) were delivered on previously developed land and 21 (5%) on Greenfield land.

3.65 Previously the RSS identified at Policy L4 that 80% of new housing completions within the Borough of Warrington should be on previously developed land between the years of 2003 and 2021.

3.66 Post the stated intention to revoke RSS there is no specific target within the local level Unitary Development Plan for the number of new homes to be delivered on previously developed land. There is however a clear presumption in favour of previously developed land with policy making clear that permission will not be given on greenfield sites, under normal circumstances, whilst there remains an adequate supply of previously developed land.

3.67 In the six years since 2003 there have been 7199 gross completions within the Borough. 6415 of these (89%) have been on previously developed land. The Council therefore continues to perform well in relation to the delivery of new homes on previously developed land.

Dwelling Type and Bedroom Capacity Analysis

3.68 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	4	44	125	81	254	64
Apartments	41	101	0	0	142	36
Total	45	145	125	81	396	100

Table 17 - Dwelling Type and Bedroom Capacity Breakdown of Latest Completions (2009/10)

3.69 Since the beginning of the plan period in 2003, 7199 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 6500 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
2009/10	4	44	125	81	254	64
Total	50	398	1610	1584	3642	56

Table 18 - Bedroom Capacity Breakdown of Gross House Completions from 1st April 2005 - 31st March 2010

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

Apartments	1 Bed	2 Bed	3 Bed	4+ Bed	Total	% of Gross Completions
2009/10	41	101	0	0	142	36
Total	806	1981	48	23	2858	44

Table 19 - Bedroom Capacity Breakdown of Gross Apartment Completions from 1st April 2005 - 31st March 2010

National Indicator NI154

3.70 National Indicator NI154 is one of Warrington's 35 designated targets identified within the Local Area Agreement 2008 - 11. Indicators that are identified in the agreement reflect local priorities for improvement against the national indicator set.

3.71 The published formula⁽⁶⁾ for assessing the Borough's net increase in dwelling stock, as required by NI154, is set out below.

NI154 = a - b + c + d

Where a = The number of new build completions (gross)

Where b = The number of demolitions

Where c = The number of new homes achieved through change of use (net change)

Where d = The number of new homes achieved through conversion (net change)

3.72 NI154 aims to measure the net increase in dwelling stock over one year and therefore formally reports the net additional homes provided on an annual basis.

3.73 The individual components underpinning the 2009/10 measure are set out below in Table 20. Appendix 12 of the SHLAA identifies on which sites new dwellings have been delivered and makes clear whether these resulted from new build completions (a) change of use (c) or conversion (d). Dwelling losses (b) within the latest monitoring period are identified in Appendix 13.

NI154 Formula Approach	Total Number
New build completions (a)	380
Demolitions (b)	8
Change of use (net change) (c)	13
Conversions (net change) (d)	3

Table 20 NI154 Components (2009/10)

Application of Formula in Warrington:

NI154 = 380 - 8 + 13 + 3 = 388

3.74 The NI154 formula identifies that the total number of net additional homes provided in 2009/10 was 388. The LAA agreed target for 2009/10 was 380. The target was therefore marginally exceeded.

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

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 (RSS) for the North West identifies that there should be an average annual 380 dwellings per annum net of clearance in Warrington between 2003 – 2021. Whilst the Coalition Government have stated their intention to rapidly abolish the RSS and hence Policy L4, the average annual of 380 dwellings per annum net of clearance will continue to be used for assessment purposes within Warrington until such time as this annualised rate of housing delivery is replaced through the LDF Core Strategy process. In any event the 380 figure represents the Council's 'option 1' figure and furthermore is embedded in Unitary Development Plan Policy HOU1 which remains in force.

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 were expected to collectively deliver an additional 20% above the housing requirement previously set out within the RSS. In Warrington this equated to 456 dwellings per annum net of clearance between 2009 and 2017.

4.5 Whilst an increase in delivery above the 380 was never numerically embedded within the statutory Development Plan, the Coalition Government and importantly the Council themselves remain committed to the Growth agenda in the short term at least. It is therefore logical for the SHLAA to include, as in the previous years report, an assessment of the five, ten and fifteen-year supply of deliverable and developable sites with and without an allowance for the Growth Point. This approach has also been employed by the neighbouring and growth partnership authorities of Halton and St. Helens.

Dealing with Historic Oversupply

4.6 Policy L4 of the Regional Spatial Strategy for the North West entails a plan period of 18 years, between 2003 – 2021. The stated intention by the Coalition Government to revoke the RSS has however left some confusion surrounding plan periods, and specifically the base date from which future housing targets should be adjusted to reflect the volume of housing that has already been delivered within the lifetime of the current plan which is the approach clearly advocated by guidance prepared by DCLG⁽⁷⁾.

4.7 For the same reasoning set out in paragraph 4.3 above, the Council have employed the plan period of the RSS. Within the early years of this plan life the Council have 'front loaded' a significant volume of completions which have continually and considerably exceeded the annual average requirement. As such the five, ten and fifteen-year supply targets within this report have therefore been adjusted to reflect the level of housing delivered since 2003.

⁷ Advice produced by DCLG and Local Government for the Planning inspectorate 'Demonstrating a 5 Year Supply of Deliverable Sites' (2007)

Five-Year Requirement Assessment

The Five-Year Assessment covers the five year period from the 1st April 2010 to 31st March 2015.

		Dwellings
a	Development Plan annual average housing requirement	380
b	Requirement 2010 - 2015 (a x 5)	1900
c	Net completions to date (2003 - 2010)	6754
d	Requirement less net completions (b - c)	-4854
e	Quantified net deliverable supply 0 - 5	2073
f	Balance (surplus) (e - d)	6927
g	Grand Total Supply (c + e)	8827
h	Supply in years at current rate (g / a)	23
i	Residual requirement in years (h - 5)	+18
j	Residual requirement as a percentage (f / b)*100	+365%

Table 21 - Assessment against Development Plan 5 Year Requirement (2010 - 2015)

		Dwellings
a	Development Plan annual average requirement including Growth	456
b	Requirement 2010 - 2015 (a x 5)	2280
c	Net completions to date (2003 - 2010)	6754
d	Requirement less net completions (b - c)	-4474
e	Quantified net deliverable supply 0 - 5	2073
f	Balance (surplus) (e - d)	6547
g	Grand Total Supply (c + e)	8827
h	Supply in years at current rate (g / a)	19
i	Residual requirement in years (h - 5)	+14
j	Residual requirement as a percentage (f / b)*100	+287%

Table 22 - Assessment against Development Plan 5 Year Requirement plus allowance for the Mid Mersey Growth Point (2010 - 2015)

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 2010 to 31st March 2020. 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	Development Plan annual average requirement	380
b	Requirement 2010 - 2020 (a x 10)	3800
c	Net completions to date (2003 - 2010)	6754
d	Requirement less net completions (b - c)	-2954
e	Quantified net deliverable supply 0 - 5	2073
f	Quantified net developable supply 6 - 10	1577
g	Balance (surplus) (e + f) - d	6604
h	Grand Total Supply (c + e + f)	10404
i	Supply in years at current rate (h / a)	27
j	Residual requirement in years (i - 10)	+17
k	Residual requirement as a percentage (g / b)*100	+174%

Table 23 - Assessment against Development Plan 10 Year Requirement (2010 - 2020)

		Dwellings
a	Development Plan annual average requirement	456
b	Requirement 2010 - 2017 (a x 7)	3192
c	Requirement 2017 - 2020 (380 x 3) ⁽¹⁾	1140
d	Requirement 2010 - 2020 (b + c)	4332
e	Net completions to date (2003 - 2010)	6754
f	Requirement less net completions (d - e)	-2422
g	Quantified net deliverable supply 0 - 5	2073
h	Quantified net developable supply 6 - 10	1577
i	Balance (surplus) (g + h) - f	6072
j	Grand Total Supply (e + g + h)	10404
k	Residual requirement as a percentage (i / d)*100	+140%

Table 24 - Assessment against Development Plan 10 Year Requirement inclusive of allowance for the Mid Mersey Growth Point (2010 - 2020)

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 2010 to 31st March 2025. 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	Development Plan annual average requirement ⁽¹⁾	380
b	Requirement 2010 - 2025 (a x 15)	5700
c	Net completions to date (2003 - 2010)	6754
d	Requirement less net completions (b - c)	-1054
e	Quantified net deliverable supply 0 - 5	2073
f	Quantified net developable supply 6 - 10	1577
g	Quantified net developable supply 11 - 15	2199
h	Balance (surplus) (e + f + g) - d	6903
i	Grand Total Supply (c + e + f + g)	12603
j	Supply in years at RSS rate (i / a)	33
k	Residual requirement in years (i - 10)	+18
l	Residual requirement as a percentage (h / b)*100	+121%

Table 25 - Assessment against Development Plan 15 Year Requirement (2010 - 2025)

- For the purposes of this assessment the 380 rate has been projected forward to 2025. This is in keeping with the former RSS approach which identified that "For the purpose of producing Local Development Frameworks, local planning authorities should assume that the average annual requirement set out in RSS will continue for a limited period beyond 2021."

		Dwellings
a	Development Plan annual average requirement	456
b	Requirement 2010 - 2017 (a x 7)	3192
c	Requirement 2017 - 2025 (380 x 8) ⁽¹⁾	3040
d	Requirement 2009 - 2024 (b + c)	6232
e	Net completions to date (2003 - 2010)	6754
f	Requirement less net completions (d - e)	-522
g	Quantified net deliverable supply 0 - 5	2073
h	Quantified net developable supply 6 - 10	1577
i	Quantified net developable supply 11 - 15	2199
j	Balance (surplus) (g + h + i) - f	6371
k	Grand Total Supply (e + g + h + i)	12603
l	Residual requirement as a percentage (j / d)*100	+102%

Table 26 - Assessment against Development Plan 15 Year Requirement inclusive of allowance for the Mid Mersey Growth Point (2010 - 2025)

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⁽⁸⁾ 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 27 and 28 identify that regardless of whether or not an allowance is made for the Mid Mersey Growth Point, the five year target for assessment purposes (i.e. NI159 Y) is negative.

		Number of Dwellings
a	Development Plan Average Annual Requirement	380
b	Requirement 2010 - 2015 (a x 5)	1900
c	Net completions to date (2003 - 2010)	6754
d	Requirement less net completions (b - c)	-4854

Table 27 - Adjusted Five Year Target

		Number of Dwellings
a	Development Plan Average Annual Requirement	456
b	Requirement 2010 - 2015 (a x 5)	2280
c	Net completions to date (2003 - 2010)	6754
d	Requirement less net completions (b - c)	-4474

Table 28 - Adjusted Five Year Target (inclusive of Growth Point allowance)

4.13 Because it is impossible to derive a percentage using a negative value, it is impossible to derive an output for NI159 following the published formula. This position has been checked with Government Office for the North West who agree that the indicator has a limited value where local authorities have experienced a significant oversupply. In the absence of a specific output as a percentage, all that can be reported is that the Borough is 'on track' and hence performing well in relation to the measure.

4.14 It is also worth noting that even if the five year target was not adjusted to reflect what has already been delivered, that there is sufficient net deliverable supply identified (2073 dwellings) to meet the Development Plan requirement of 1900 (5 x 380) and to meet 91% of the Development Plan plus growth allowance requirement (non statutory) of 2280 (5 x 456).

4.15 Evidently the supply of land is unlikely to constrain the delivery of new homes within the Borough of Warrington.

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 2.2 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 below 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.

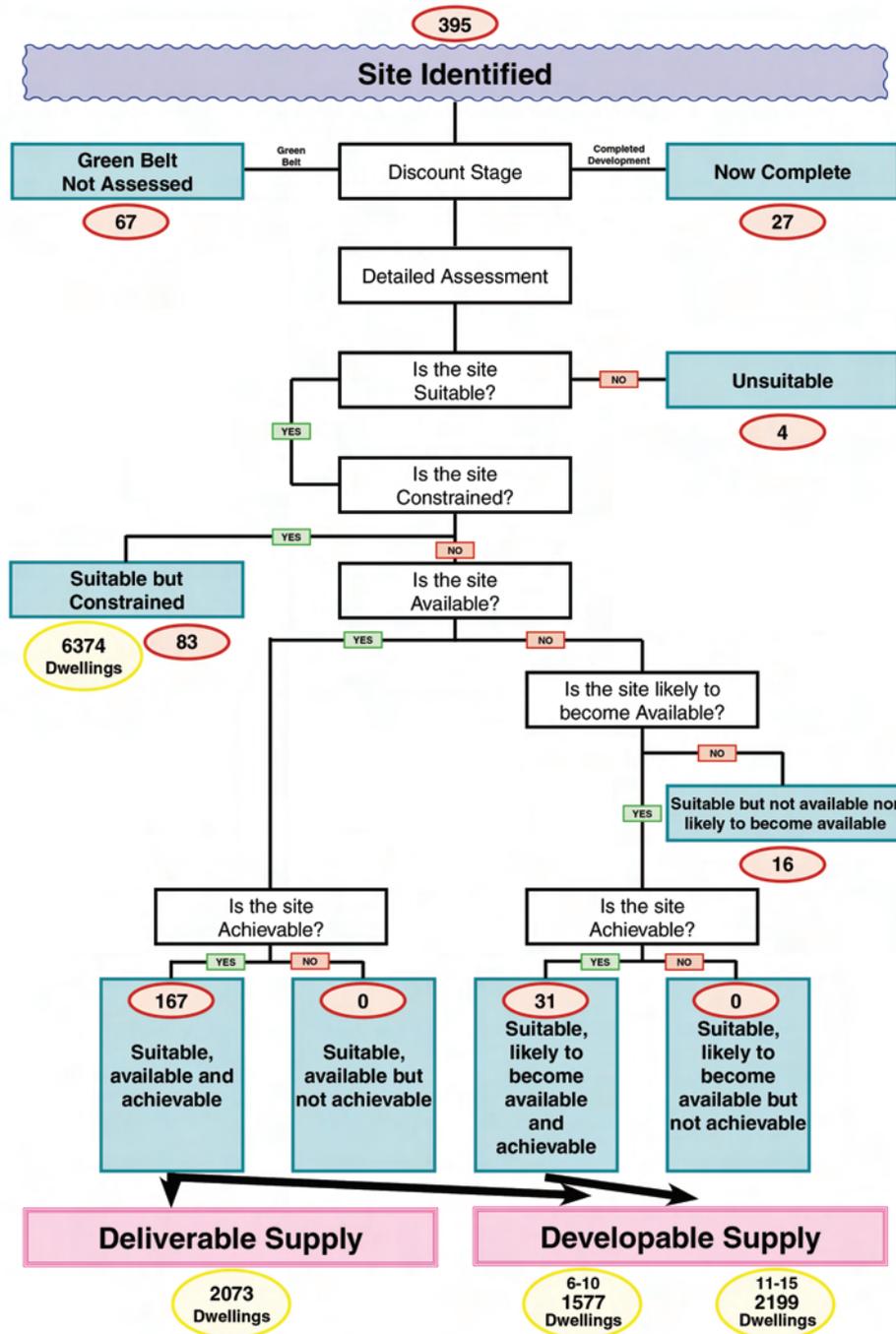


Figure 5.1 Conclusions, Number of Sites and Net Capacities of Assessed Sites

5.2 The findings from the Five, Ten and Fifteen-Year Assessments included in section 4 of this report are summarised in Table 29.

	5 Year Assessment 2010 - 2015		10 Year Assessment 2010 - 2020		15 Year Assessment 2010 - 2025	
	Target	Projected Performance	Target	Projected Performance	Target	Projected Performance
Development Plan Average Annual 380 p.a	1900	+6927	3800	+6604	5700	+6903
Development Plan + Growth Point Average Annual 380 p.a. but 456 p.a. Between 2010 and 2017.	2280	+6547	4332	+6072	6232	+6371

Table 29 - Performance against Five, Ten and Fifteen Year Requirements

As can be seen from table 29 the Borough significantly exceeds all requirements and has therefore identified sufficient sites. An immediate review of the SHLAA commencing at stage 4 (Fig 2.1 - The SHLAA Process) is therefore NOT required.

Housing Land Trajectory

5.3 Figure 5.2 shows the Council's housing trajectory as at the 1st April 2010. In accordance with Practice Guidance⁽⁹⁾ the trajectory sets out past rates of actual completions and projected completions that cover the entire life-span of the Development Plan (employing the RSS period of 2003 - 2021). This year the trajectory has been amended to also show projected completions until 2026 i.e. 15 years from the anticipated adoption of the LDF Core Strategy.

5.4 In addition to setting out and monitoring performance against the Development Plan housing requirement, the trajectory also sets out the annualised average level of delivery related to the Borough's inclusion within the Mid Mersey Growth Point. It must be stressed that whilst the Development Plan (and Growth Point) requirements have been expressed as annualised averages, **performance is measured on delivery across the plan period and not individual years.**

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 prevailing uncertainties in relation to the residential market and 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 housing 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 stakeholders. The result of this is that the available supply is now forecast to be realised over a longer period than previously anticipated.
- A number of large sites with very high levels of capacity remain constrained and the yields from such sites can not at this time be included within forward projections.

5.6 The sudden increase in completions in 2020/21 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 2020/21 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 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 Development Plan (and former 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.

5.8 Through identifying that the plan requirement is set to be significantly exceeded, the trajectory makes clear that there is no need to identify additional sites at this time.

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

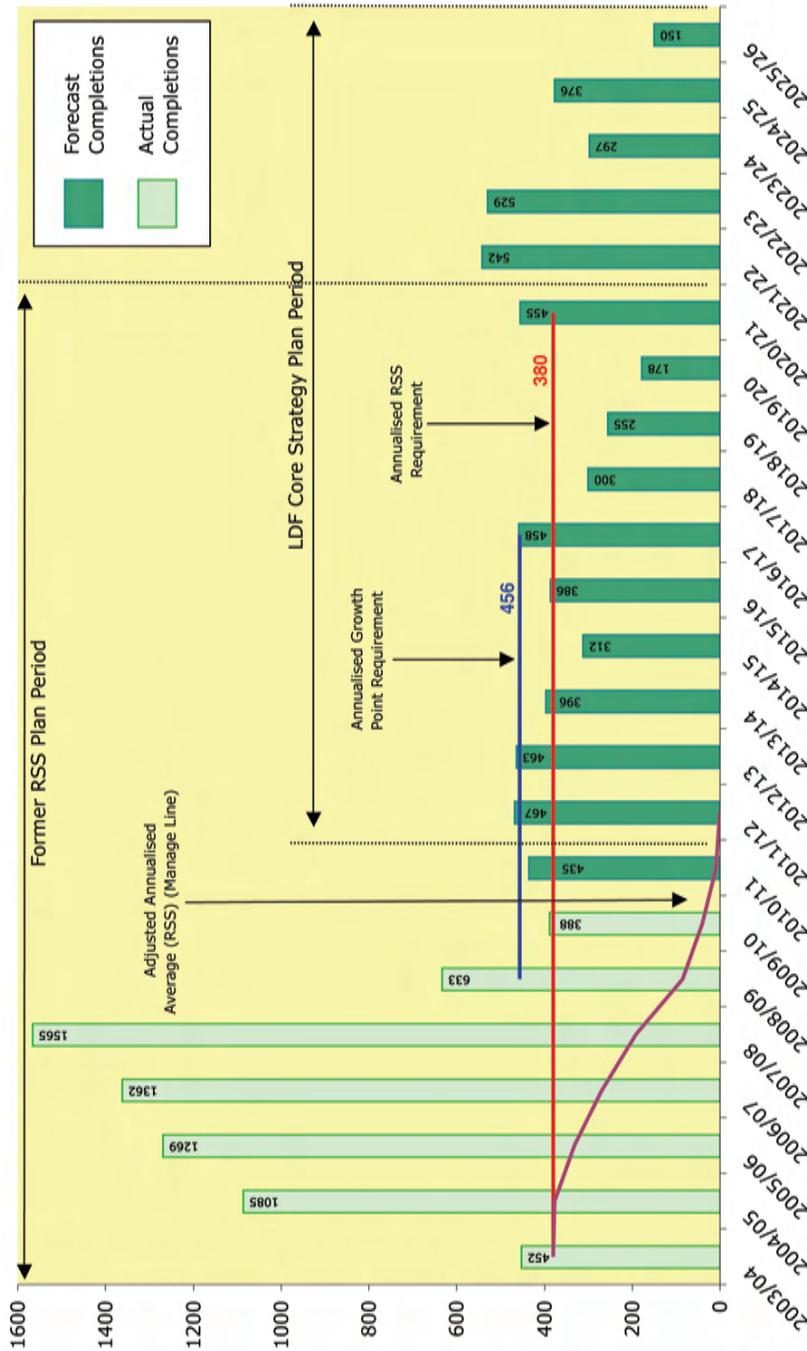


Figure 5.2 Warrington's Housing Trajectory (2010)

Previously Developed Land Trajectory

5.10 Figure 5.3 shows the Council's Previously Developed Land (housing) trajectory as at the 1st April 2010.

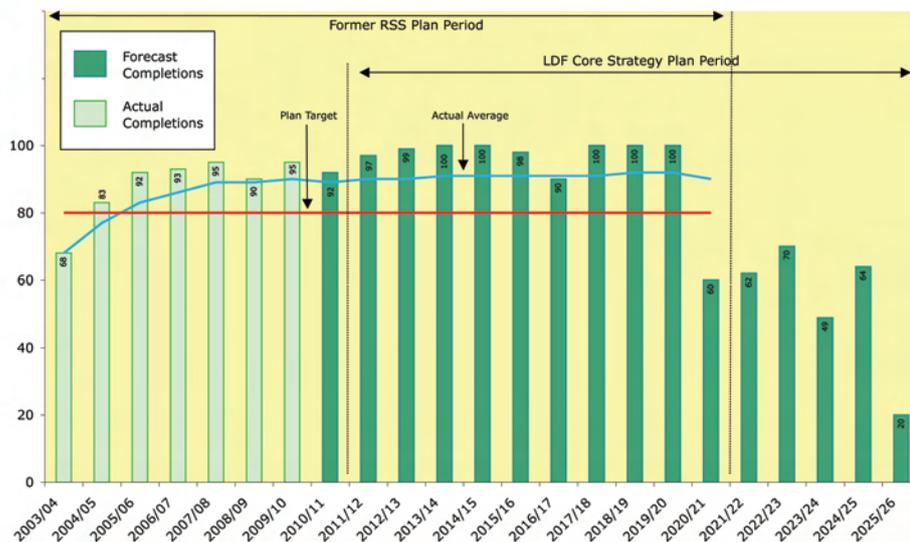


Figure 5.3 Warrington's Previously Developed Land (Housing) Trajectory (2010)

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.

5.12 Post the Coalition Governments stated intention to revoke RSS there is no specific target within the local level Unitary Development Plan for the number of new homes to be delivered on previously developed land. There is however a clear presumption in favour of previously developed land with policy making clear that permission will not be given on greenfield sites, under normal circumstances, whilst there remains an adequate supply of previously developed land.

5.13 The trajectory at figure 5.3 has been prepared on the basis of the RSS plan period but projects forward until 2026 to reflect 15 years forward from the anticipated date of adoption of the LDF Core Strategy.

5.14 The 'actual average at given year' line shows anticipated performance at the end of the plan period (2021) through using projected completion rates from this years SHLAA. The trajectory shows that Warrington has to date performed well against the previous target of 80% and would have exceeded this by 10% had it remained in force i.e. in 2021 average performance across the plan period would have been 90%.

5.15 Looking ahead the trajectory identifies a greater reliance on greenfield sites is predicted in the longer term 11 - 15 year period i.e. 2021 onwards.

Implications for Current Policy

- **Post the Coalition Governments stated intention to revoke the Regional Spatial Strategy for the North West, the Councils policy approach is currently guided by PPS3, those policies saved from the Unitary Development Plan (UDP), which the Secretary of State agreed to save beyond 23rd January 2009, and the Council's Managing the Housing Supply SPD.**
- Policy L4 of the RSS identifies that there should be an average annual 380 dwellings per annum net of clearance in Warrington between 2003 – 2021.
 - This RSS requirement replicated Warrington's 'option one' figure and hence was supported by the Council.
- In the absence of RSS (once formally revoked), Policy HOU1 of the Unitary Development Plan specifies an annualised average delivery rate of 380 dwellings per annum net of clearance between 2002 and 2016
 - **Until such time as this annualised rate of housing delivery is replaced through the LDF Core Strategy process, the Council will continue to employ the 380 dwellings per annum net of clearance for assessment purposes.**
- 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 were expected to collectively deliver an additional 20% above the housing requirement previously set out within the RSS, which in Warrington equated to 456 dwellings per annum net of clearance between 2009 and 2017.
 - An increase in delivery above the 380 was never numerically embedded within the statutory Development Plan, but the Coalition Government and importantly the Council themselves remain committed to the Growth agenda in the short term at least.
- The strategy at the heart of the Development Plan is focused 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 an 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 1st 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 16th July 2007. The SPD continues to prove an effective means of managing further housing land release.
- The Council will continue to ensure that the annualised average requirement is not treated as a ceiling and allow this figure to be exceeded where justified by evidence of need, demand, affordability and sustainability issues where proven to fit with relevant local and sub-regional strategies
- **Clearly therefore, local policy makes clear that housing requirements will only be treated flexibly where there are clear reasons to do so and the Council still has a duty, in**

accordance with the plan, monitor and manage approach advocated by PPS3, to manage the release of housing land.

The evidence presented within the 2010 SHLAA identifies that the existing policy approach remains appropriate and necessary. No change is therefore required.

Implications for Future Policy

5.16 In relation to future policy the SHLAA will be a key tool in the development of housing policies and proposals within the Core Strategy. Following the Coalition Governments stated intention to revoke RSS, the 2010 assessment will play a significant role in helping to test the deliverability of future rates of housing provision. Alongside the SHMA it will also 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.

5.17 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.

The Council have now published (during November 2010), a paper setting out options for deriving a locally agreed future rate of housing delivery for employment over the Core Strategy period i.e. 2011 to 2026. It should be noted that this work will be progressed through the emerging Local Development Framework Core Strategy and not the SHLAA.

Future Monitoring

5.18 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.

5.19 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.

5.20 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 commenced quarterly monitoring in October 2009. Findings are published under the LDF evidence base section of the Council's website.

The next review of the SHLAA will commence in April 2011.

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
- Map 6 - Ward based thematic map of deliverable 0 - 5 year supply
- Map 7 - Ward based thematic map of deliverable 6 - 10 year supply
- Map 8 - Ward based thematic map of deliverable 11 - 15 year supply
- Map 9 - Ward based thematic map of "suitable but constrained" sites
- 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.



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	Ward Name	Year 1st Included within SHLAA?	Source	Site Area (Ha)	Existing Use
1532	Land to the south of Nook Farm	Arley Road, Appleton Thorn	Appleton	2009	Nominated for inclusion within the SHLAA.	5.39	Agricultural
1536	Curtilage of Persian Cottage	Lumb Brook Rd / New Lane, Appleton Thorn	Appleton	2009	Nominated for inclusion within the SHLAA.	0.06	Residential curtilage
1863	Bradley Hall	Bradley Hall, Appleton, Warrington	Appleton	2009	Nominated for inclusion within the SHLAA.	86.11	Agricultural
1866	Greater Shepcroft Farm	Greater Shepcroft Farm, Stretton, Warrington, WA4 5PL	Appleton	2009	Nominated for inclusion within the SHLAA.	56.54	Agricultural
1563	Arpley Meadows southern former landing stage	Arpley Meadows	Bewsey & Whitecross	2009	Nominated for inclusion within the SHLAA.	7.79	Vacant land
1828	Curtilage of Lower Farm Lodge	Hermitage Green Lane	Burtonwood & Winwick	2009	Identified for inclusion within the SHLAA via a desktop study.	0.03	Residential curtilage
1534	Land to the south of Lumber Lane	Lumber Lane, Burtonwood	Burtonwood & Winwick	2009	Nominated for inclusion within the SHLAA.	5.53	Agricultural
1654	Land bounded by Green Lane / Lumber Lane / Phipps Lane / Winsford Drive	Green Lane / Lumber Lane / Phipps Lane / Winsford Drive, Burtonwood	Burtonwood & Winwick	2009	Nominated for inclusion within the SHLAA.	11.5	Agricultural
1655	Land West of Phipps Lane	Land West of Phipps Lane, Burtonwood	Burtonwood & Winwick	2009	Nominated for inclusion within the SHLAA.	7.35	Agricultural
1656	Lumbers Lane / Forshaw's Lane / Phipps Lane	Lumbers Lane / Forshaw's Lane / Phipps Lane, Burtonwood	Burtonwood & Winwick	2009	Nominated for inclusion within the SHLAA.	10.4	Agricultural
2146	Land off Lumber Lane, Burtonwood	Land off Lumber Lane, Burtonwood	Burtonwood & Winwick	2010	Nominated for inclusion within the SHLAA.	4.54	Agricultural Land



SHLAA Ref	Site Name	Site Address	Ward Name	Year 1st Included within SHLAA?	Source	Site Area (Ha)	Existing Use
1519	Howards Transport Limited	Robins Lane, Culcheth, WA3 4AE	Culcheth, Glazebury & Croft	2009	Nominated for inclusion within the SHLAA.	0.35	Commercial
1806	Land adj to 220 Stone Pitt Lane	Land adj to 220 Stone Pitt Lane	Culcheth, Glazebury & Croft	2009	Identified for inclusion within the SHLAA via a desktop study.	0.5	Agricultural
1505	Land at the junction of Warrington Rd / Jennet's Lane	Land at the junction of Warrington Rd / Jennet's Lane	Culcheth, Glazebury & Croft	2009	Nominated for inclusion within the SHLAA.	1.94	Agricultural
1522	Land west of and to the rear of 39 - 49 Brookfield	Brookfield Rd, Culcheth	Culcheth, Glazebury & Croft	2009	Nominated for inclusion within the SHLAA.	4.47	Agricultural
1523	Land to the West of Abbey Close, Heath Farm, Croft	Land to the West of Abbey Close, Heath Farm, Croft	Culcheth, Glazebury & Croft	2009	Nominated for inclusion within the SHLAA.	2.79	Agricultural
1542	Land to the North of Culcheth Hall Drive, east of Withington Avenue and Doeford Close, Culcheth	Land to the North of Culcheth Hall Drive, east of Withington Avenue and Doeford Close, Culcheth	Culcheth, Glazebury & Croft	2009	Nominated for inclusion within the SHLAA.	66.96	Agricultural
1554	Land at Glazebury WwTW	South of Hawthorne Avenue	Culcheth, Glazebury & Croft	2009	Nominated for inclusion within the SHLAA.	4.89	Agricultural
1567	Land at Warrington Road / Hawthorne Avenue, Culcheth	Land at Warrington Road / Hawthorne Avenue, Culcheth	Culcheth, Glazebury & Croft	2009	Nominated for inclusion within the SHLAA.	0.28	Vacant land
1568	Land at Warrington Road, Glazebury (rear of Nos 134 - 182)	Land at Warrington Road, Glazebury (rear of Nos 134 - 182)	Culcheth, Glazebury & Croft	2009	Nominated for inclusion within the SHLAA.	1.71	Agricultural
1608	Land off Chadwick Avenue, Croft	Land off Chadwick Avenue, Croft	Culcheth, Glazebury & Croft	2009	Nominated for inclusion within the SHLAA.	3.7	Open space
1609	Land at Kinknall Hall Farm	West of Hob Hey Lane and to the rear of Nos 76 to 104 Wigshaw Lane, Culcheth	Culcheth, Glazebury & Croft	2009	Nominated for inclusion within the SHLAA.	3.08	Agricultural
1634	Former planting site	West of Spring Lane (south of Croft riding school)	Culcheth, Glazebury & Croft	2009	Nominated for inclusion within the SHLAA.	2.37	Redundant tree farming land

Appendix One - Schedule 1 'Discounted Green Belt Sites'

SHLAA Ref	Site Name	Site Address	Ward Name	Year 1st Included within SHLAA?	Source	Site Area (Ha)	Existing Use
1635	Former planting site	East of Spring Lane (south west of Croft riding school)	Culcheth, Glazebury & Croft	2009	Nominated for inclusion within the SHLAA.	0.91	Redundant tree farming land
2144	Land at Lady Lane (west of), Croft	Land at Lady Lane (west of), Croft	Culcheth, Glazebury & Croft	2010	Nominated for inclusion within the SHLAA.	3.19	Agricultural
2155	Land to the North and East of Croft Primary School	East of Mustard Lane, Croft	Culcheth, Glazebury & Croft	2010	Nominated for inclusion within the SHLAA.	6.33	Agricultural
2156	Land to the East of Heath Lane, Croft	Land to the East of Heath Lane, Croft	Culcheth, Glazebury & Croft	2010	Nominated for inclusion within the SHLAA.	6.78	Agricultural
2157	Land between Glaziers Lane and Warrington Road, Culcheth	Land between Glaziers Lane and Warrington Road, Culcheth	Culcheth, Glazebury & Croft	2010	Nominated for inclusion within the SHLAA.	4.81	Agricultural
1511	Land West of Orchard House	Weaste Lane, Thelwall	Grappenhall & Thelwall	2009	Nominated for inclusion within the SHLAA.	0.22	Redundant Stable and Paddock
1623	Land West of Highfields Stables	Off Highfield Stables, Weaste Lane	Grappenhall & Thelwall	2009	Nominated for inclusion within the SHLAA.	0.58	Agricultural
1624	Land South of Highfield Stables	Off Highfield Stables, Weaste Lane	Grappenhall & Thelwall	2009	Nominated for inclusion within the SHLAA.	1.15	Agricultural
1625	Land North of Highfield Stables	Weaste Lane, Thelwall	Grappenhall & Thelwall	2009	Nominated for inclusion within the SHLAA.	1.18	Agricultural
1626	Land south of 128, Weaste Lane	Off Highfield Stables, Weaste Lane	Grappenhall & Thelwall	2009	Nominated for inclusion within the SHLAA.	0.93	Agricultural
1627	Land North of Weaste Lane	Weaste Lane, Thelwall	Grappenhall & Thelwall	2009	Nominated for inclusion within the SHLAA.	4.69	Agricultural
1628	Land to the rear of 27 - 47 Weaste Lane	Weaste Lane, Thelwall	Grappenhall & Thelwall	2009	Nominated for inclusion within the SHLAA.	1.43	Agricultural



SHLAA Ref	Site Name	Site Address	Ward Name	Year 1st Included within SHLAA?	Source	Site Area (Ha)	Existing Use
1618	Land south east of Deans Lane, Thelwall	Land south east of Deans Lane, Thelwall, WA4 2TN	Grappenhall & Thelwall	2009	Nominated for inclusion within the SHLAA.	16.68	Agricultural
1865	Thelwall Heyes Farm	Thelwall Heyes Farm, Grappenhall, Warrington, WA4 2TS	Grappenhall & Thelwall	2009	Nominated for inclusion within the SHLAA.	21.64	Agricultural
2137	Land adj. canal - Cliff Lane	Off Cliff Lane, Grappenhall	Grappenhall & Thelwall	2010	Nominated for inclusion within the SHLAA.	0.09	
1738	Fosters Croft	Church Lane, Hatton, WA4 5NX	Hatton, Stretton & Walton	2009	Nominated for inclusion within the SHLAA.	0.12	Vacant land
1611	Land to the east of Walton Lea Road, Higher Walton	Land to the east of Walton Lea Road, Higher Walton	Hatton, Stretton & Walton	2009	Nominated for inclusion within the SHLAA.	3.23	Agricultural
1560	Greenscene	Burford Lane, Broomeedge, Warrington	Lymm	2009	Nominated for inclusion within the SHLAA.	0.39	Retail
1504	Land off Thirlmere Drive	Land off Thirlmere Drive, Lymm	Lymm	2009	Nominated for inclusion within the SHLAA.	0.4	Vacant land
1545	Rushgreen Rd, Lymm	Land east of Thirlmere Drive, Lymm	Lymm	2009	Nominated for inclusion within the SHLAA.	22.5	Agricultural
1557	Large field to the east and south of Reddish Lane	Reddish Lane, Lymm	Lymm	2009	Nominated for inclusion within the SHLAA.	3.1	Agricultural
1558	Field to the west of Reddish Lane	Reddish lane, Lymm	Lymm	2009	Nominated for inclusion within the SHLAA.	3	Agricultural
1565	Land west of Reddish Crescent, Lymm	Land west of Reddish Crescent, Lymm	Lymm	2009	Nominated for inclusion within the SHLAA.	3.08	Agricultural
1612	Northern Farms Ltd - Cherry Lane / Booths Lane, Lymm	Cherry Lane / Booths Lane, Lymm	Lymm	2009	Nominated for inclusion within the SHLAA.	40.3	Agricultural

Appendix One - Schedule 1 'Discounted Green Belt Sites'

SHLAA Ref	Site Name	Site Address	Ward Name	Year 1st Included within SHLAA?	Source	Site Area (Ha)	Existing Use
1620	Recycling premises	Off Camsley Lane, Lymm	Lymm	2009	Nominated for inclusion within the SHLAA.	0.9	Recycling premises
1229	Land fronting Pool Lane	Junction of Pool Lane / Warrington Rd, Statham	Lymm	2009	Nominated for inclusion within the SHLAA.	0.14	Scrub woodland
1891	Land fronting Pool Lane	North & west of Pool Farm, Pool Lane, Statham	Lymm	2009	Nominated for inclusion within the SHLAA.	1.6	Agricultural
1621	Land immediately surrounding Pool Farm	Pool Lane / Oldfield Road, Statham	Lymm	2009	Nominated for inclusion within the SHLAA.	0.5	Curtilage
1527	Land fronting Pool Lane (north - adjacent pumping station)	Pool Lane, Statham	Lymm	2009	Nominated for inclusion within the SHLAA.	0.27	Agricultural
1622	Land between Oldfield Road and Warrington Road	Land between Oldfield Road and Warrington Road, Statham	Lymm	2009	Nominated for inclusion within the SHLAA.	1.43	Vacant land
1528	Land adjacent to and west of Statham Community Primary School	Warrington Road, Statham	Lymm	2009	Nominated for inclusion within the SHLAA.	6.77	Agricultural
1638	Hampson Nursery	Fronting Burford Lane, Lymm	Lymm	2009	Nominated for inclusion within the SHLAA.	3	Vacant / disused site
1886	Land at Cherry Lane, Lymm	Adjacent to 144, Cherry Lane, Lymm	Lymm	2009	Nominated for inclusion within the SHLAA.	0.91	
1888	Land at Sutch Lane	Land at Sutch Lane, Lymm	Lymm	2009	Nominated for inclusion within the SHLAA.	2.55	
2161	Land to the west of Oughttrington Lane, South of the Bridgewater Canal	Land to the west of Oughttrington Lane, South of the Bridgewater Canal	Lymm	2010	Nominated for inclusion within the SHLAA.	9.29	Agricultural
1629	Expense of land to the west of Penketh Hall Farm	Penketh, Warrington	Penketh & Cuerdley	2009	Nominated for inclusion within the SHLAA.	18.82	Agricultural



SHLAA Ref	Site Name	Site Address	Ward Name	Year 1st Included within SHLAA?	Source	Site Area (Ha)	Existing Use
1630	Penketh Hall Farm Site C	South of Station Rd, Penketh	Penketh & Cuerdley	2009	Nominated for inclusion within the SHLAA.	17.47	Agricultural
1503	Cleavelands Farm	Moss Side Lane, Rixton	Rixton & Woolston	2009	Nominated for inclusion within the SHLAA.	1.4	Redundant Farm
1508	Ramswood Nursery	Manchester Rd	Rixton & Woolston	2009	Nominated for inclusion within the SHLAA.	1.92	Commercial
1514	Land off A57 Manchester Rd, Hollins Green	Land off A57 Manchester Rd, Hollins Green	Rixton & Woolston	2009	Nominated for inclusion within the SHLAA.	7.54	Vacant land
1525	Land north of Bank Street, Glazebrook	Land north of Bank Street, Glazebrook	Rixton & Woolston	2009	Nominated for inclusion within the SHLAA.	10.83	Agricultural
1632	Brush Farm, Glazebrook Lane	Brush Farm, Glazebrook Lane, WA3 5BD	Rixton & Woolston	2009	Nominated for inclusion within the SHLAA.	1.69	Agricultural
1631	Land south and west of Vetch Close	Off Bank Street, Glazebrook	Rixton & Woolston	2009	Nominated for inclusion within the SHLAA.	5.07	Agricultural
1526	Former camp site at Glazebrook	Off Bank Street, Glazebrook	Rixton & Woolston	2009	Nominated for inclusion within the SHLAA.	6.7	Vacant land



Appendix One - Schedule 1 'Discounted Green Belt Sites'



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	Completions in 2009/10
1047	Brookhouse	Cann Lane, Appleton, Warrington	Appleton	0.10	2006/08964	PDL	1		1
1315	Kesadale	Firs Lane, Appleton, Warrington, WA4 5LD	Appleton	0.19	2008/13179	PDL	1		1
2002	4, Hall Drive	Appleton, Warrington, WA4 5JL	Appleton	0.06	2008/12317	PDL	1		1
2124	St Ann's, Windmill Lane, Appleton, WA4 5JN	St Ann's, Windmill Lane, Appleton, WA4 5JN	Appleton	0.26	2009/14826	PDL	1		1
1159	30 Arpley Street	30 Arpley Street, Warrington	Bewsey & Whitecross	0.01	2004/04099	PDL	3		3
2049	4, Dial Street	Warrington, WA1 2NX	Bewsey & Whitecross	0.04	2008/13983	PDL	2		2
2050	2, Dial Street	Warrington, WA1 2NX	Bewsey & Whitecross	0.03	2008/13984	PDL	1		1
1070	New Bradleigh	Hall Lane, Burtonwood	Burtonwood & Winwick	0.49	2003/01080	GF	4		4
1301	Risley House Farm	Cross Lane, Croft, Warrington, WA3 7AR	Culcheth, Glazebury & Croft	0.30	2007/11279	GF	1		1
1311	411 Warrington Road	Culcheth, Warrington, WA3 5SW	Culcheth, Glazebury & Croft	0.08	2006/08031	PDL	5		5
2000	Land to the rear of 610-616 & Land to South and West of 616 Warrington Road,	Risley	Culcheth, Glazebury & Croft	0.83	2007/12062	PDL	2		2
2009	Croft House	Birchall Street, Croft, WA3 7HZ	Culcheth, Glazebury & Croft	0.45	2008/12585	PDL	20		20
2010	Land adjacent to 21, Queens Avenue	Glazebury, WA3 5NE	Culcheth, Glazebury & Croft	0.04	2008/13825	PDL	1		1
2103	The Bungalow, Hurst Mill Lane, Glazebury, Warrington, WA3 5NR	The Bungalow, Hurst Mill Lane, Glazebury, Warrington, WA3 5NR	Culcheth, Glazebury & Croft	0.15	2009/14279	PDL	1		1
2114	66 Culcheth Hall Drive, Warrington, WA3 4PX	66 Culcheth Hall Drive, Warrington, WA3 4PX	Culcheth, Glazebury & Croft	0.13	2009/15185	PDL	1		1
1133	Land to the rear of 25-29 Church Street	Warrington	Fairfield & Howley	0.02	2006/06021	PDL	16		16
1137	Land @ Houghton Street	Warrington	Fairfield & Howley	0.04	2006/07750	PDL	10		10
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	188	162	26
2101	Christmas Tree Farm, Chester Road, Warrington, WA4 6TJ	Christmas Tree Farm, Chester Road, Warrington, WA4 6TJ	Hatton, Stretton & Walton	0.01	2009/14239	GF	1		1
2039	St. Roccas Hospice Nearly New Shop	14, Reynolds Street, Warrington, WA4 1PP	Latchford East	0.01	2008/13453	PDL	4		4

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	Completions in 2009/10
1230	Corn Heyes	Crouchley Lane, Lymm, WA13 0TJ	Lymm	0.15	2007/11451	PDL	1		1
1404	2 Pepper Street	Lymm, Warrington	Lymm	0.05	2007/09751	PDL	3		3
2115	Leckonby Coach House, 11a Whitbarrow Road, Lymm,	Leckonby Coach House, 11a Whitbarrow Road, Lymm,	Lymm	0.05	2009/15356	PDL	1		1
1053	Land between 32 & 34 Neville Crescent	Penketh, Warrington	Penketh & Cuerdley	0.04	2006/08377	PDL	2		2
2016	74, Stocks Lane	Penketh, Warrington, WA5 2RN	Penketh & Cuerdley	0.25	2008/12791	PDL	1		1
2113	67a London Road, Warrington, WA4 6SG	67a London Road, Warrington, WA4 6SG	Stockton Heath	0.01	2009/15053	PDL	1		1
2123	6a Victoria Road, Stockton Heath, Warrington	6a Victoria Road, Stockton Heath, Warrington	Stockton Heath	0.04	2010/15948	PDL	1		1



Appendix Three - Schedule 3 'Unsuitable Sites'

SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	GF / PDL	Is the site considered to be suitable?	Reasoning for conclusion on suitability
2136	Forest Way Business Park	Forest Way Business Park, Forest Way	Nominated for inclusion within the SHLAA.	Bewsey & Whitecross	7.13	GF	No	There are genuine concerns, owing to the proximity to non-conforming uses, as to whether the site could be developed to secure an appropriate level of residential amenity for future occupants. Beyond this the site is also heavily constrained in terms of flood risk and the presence of a TPEP pipeline.
2142	Land at Thelwall Lane (East)	Land at Thelwall Lane (East), Latchford	Nominated for inclusion within the SHLAA.	Latchford East	1.66	GF	No	The close proximity of commercial / industrial uses to the west are such that it is not considered that adequate living conditions and hence level of residential amenity could be secured for future occupants. Residential development could also unduly restrict these adjacent uses. The site would also be constrained owing to its location within flood zone 3.
2143	Land at Thelwall Lane (West)	Land at Thelwall Lane (West), Latchford	Nominated for inclusion within the SHLAA.	Latchford East	1.48	PDL	No	The close proximity of commercial / industrial uses to the west are such that it is not considered that adequate living conditions and hence level of residential amenity could be secured for future occupants. Residential development could also unduly restrict these adjacent uses. The site would also be constrained owing to its location within flood zone 3.
2149	Lingley Mere Business Park Car Park	Lingley Mere, Great Sankey	Nominated for inclusion within the SHLAA.	Whittle Hall	1.96	PDL	No	Site is some what isolated from an existing residential area and lacks the critical mass to ensure it would be sustainably linked and integrated with the wider community. The site is also considered constrained in relation to its location within a designated employment area. Whilst accepting that the site is in use for a carpark - if this was lost it would have to be relocated elsewhere within the site potentially on land earmarked for future development. If land to the east or south was developed for housing then the site may be deemed suitable at a later date and hence will be kept under annual review.



Appendix Three - Schedule 3 'Unsuitable Sites'



Appendix Four - Schedule 4 'Suitable but Constrained'

SHAA Ref	Site Name	Site Address	Year 1st Included within SHAA?	Ward Name	Site Area (Ha)	GF / PDL	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Progress in overcoming constraints over past year?	Progress Commentary
1603	Warrington RUFC Site	Bridge Lane, Appleton	2009	Appleton	2.75	GF	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.	No	n/a
1582	Land between Hilton Crescent and Wood Lane	Between Hinton Crescent and Wood Lane	2009	Appleton	0.14	PDL	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.	No	n/a
1226	Land adj to 144-148 Longshaw Street	Longshaw Street, Dallam	2009	Bewsey & Whitecross	0.09	PDL	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.	n/a	Was not previously identified as constrained but circumstances have now changed.
1715	Spectra Building & Drivetime golf range	South of Centre Park business park.	2009	Bewsey & Whitecross	16.65	PDL	Yes	Flood risk - site is within zone 3. Access and traffic generation.	More detailed discussions with the Environment Agency, WBC Highways.	No	Overcoming constraints is dependent on a holistic approach which focuses on the wider Waterfront Area. Discussions with the EA remain ongoing as to how flood risk in this area can be alleviated. Discussions with Network Rail remain ongoing in relation to the delivery of Apley Chord rail link (removal of railway sidings will help overcome some of the access issues).
1816	Land at Allen Street	Land at Allen Street	2009	Bewsey & Whitecross	0.04	GF	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	More detailed assessment of the amenity value of the site - ultimately the only test would be a formal planning application.	No	n/a

Appendix Four - Schedule 4 'Suitable but Constrained'

SHAA Ref	Site Name	Site Address	Year 1st Included within SHAA?	Ward Name	Site Area (Ha)	GF / PDL	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Progress in overcoming constraints over past year?	Progress Commentary
1819	Car park at Lifford Street / Hoyle Street	Adjacent 84 Hoyle Street	2009	Bewsey & Whitecross	0.04	PDL	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.	No	n/a
1830	Former St. Lukes Church	Old Liverpool Road	2009	Bewsey & Whitecross	0.14	PDL	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.	No	n/a
1541	Arpley Meadows (mid parcel immediately abutting the west coast mainline)	South of WA1 1NA	2009	Bewsey & Whitecross	19.57	PDL	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.	No	Overcoming constraints is dependent on a holistic approach which focuses on the wider Waterfront Area. Discussions with the EA remain ongoing as to how flood risk in this area can be alleviated.
1633	Arpley Meadows (most western parcel)		2009	Bewsey & Whitecross	29.46	PDL	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.	No	Overcoming constraints is dependent on a holistic approach which focuses on the wider Waterfront Area. Discussions with the EA remain ongoing as to how flood risk in this area can be alleviated.
1571	Rosherne Close, Sankey Bridges	Rosherne Close, Sankey Bridges	2009	Bewsey & Whitecross	0.05	GF	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	No	n/a



SHAA Ref	Site Name	Site Address	Year 1st Included within SHAA?	Ward Name	Site Area (Ha)	GF / PDL	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Progress in overcoming constraints over past year?	Progress Commentary
									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.		
1560	Longshaw Street Garage Plots	Longshaw Street (north-east), Dallam	2009	Bewsey & Whitecross	0.13	PDL	Yes	Loss of garages / land for off-street parking could potentially 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.	No	n/a
1648	Land at Longshaw Street	Land at North West Longshaw Street, Dallam	2009	Bewsey & Whitecross	1.47	GF	Yes	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.	No	n/a
2125	Land at junction of Lodge Lane and Lockton Lane, Bewsey	Land at junction of Lodge Lane and Lockton Lane, Bewsey	2010	Bewsey & Whitecross	0.37	GF	Yes	Designated urban green space.	An open space assessment to demonstrate that the site is surplus, or demonstration that alternative provision can be delivered elsewhere within the locality to off-set the loss.	n/a	n/a
2152	Former MFI Store	Wilson Patten Street, Warrington	2010	Bewsey & Whitecross	0.98	PDL	Yes	Proximity to the railway line may create unacceptable noise and vibration levels for potential occupiers.	Noise and vibration assessments to demonstrate that these would not jeopardise residential amenity for proposed occupiers.	n/a	n/a
1610	Birchwood Golf Course (east of Carrington Close)	East of Carrington Close, Birchwood	2009	Birchwood	1.77	GF	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.	No	n/a
1640	Land at Admirals Road, Birchwood	Land at Admirals Road, Birchwood	2009	Birchwood	0.63	GF	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.	No	n/a

Appendix Four - Schedule 4 'Suitable but Constrained'

SHAA Ref	Site Name	Site Address	Year 1st Included within SHAA?	Ward Name	Site Area (Ha)	GF / PDL	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Progress in overcoming constraints over past year?	Progress Commentary
1535	Albion Park	Warrington Road, Glazebury	2009	Culcheth, Glazebury & Croft	2.86	PDL	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.	No	n/a
2052	Land to the North of Doeford Close, Culcheth	Land to the North of Doeford Close, Culcheth	2009	Culcheth, Glazebury & Croft	2.16	GF	Yes	Inclusion within a hazardous installation zone which has historically precluded the construction of occupied buildings.	More detailed discussions with Orica Europe Ltd and HSE to ascertain whether operational changes are likely to result in a relaxation or retraction of the existing hazardous installation buffer.	No	Discussions between landowner and Orica Europe Ltd remain ongoing.
1041	Harry Fairclough Ltd.	Off Howley Lane	2009	Fairfield & Howley	0.55	PDL	Yes	Flood Risk - Whilst the site has previously benefited from an outline planning consent (2003/01249) for residential development, which was not at the time precluded by flood risk, PP-S25 has now come into effect and introduced a sequential and exceptions test. Whilst the majority of the site is within FZ2, surrounding FZ3 poses access / egress issues.	Development proposals would have to undertake a sequential 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.	No	n/a
1538	Land to the rear of Harbord Street	Land to the rear of Harbord Street, Warrington, WA1 2JW	2009	Fairfield & Howley	0.14	PDL	Yes	Flood risk - site is within FZ2 but access to site is within FZ3 - an issue which has presented a constraint where encountered in other applications.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment.	No	n/a
1585	Former scout hut	Helsby Street (southern end), Howley	2009	Fairfield & Howley	0.12	PDL	Yes	Whilst only within FZ2 the EA identified significant concerns with access / egress to the site in response to an application for four affordable housing bungalows (2009/15405). These concerns lead to the withdrawal of the application with the concerns raised having been deemed insurmountable.	More detailed discussions with the EA. It is possible that the concerns identified may not be as applicable to two storey housing which would offer residents the safety of an upper floor in a flood event.	No	n/a



SHAA Ref	Site Name	Site Address	Year 1st Included within SHAA?	Ward Name	Site Area (Ha)	GF / PDL	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Progress in overcoming constraints over past year?	Progress Commentary
1594	College Close Amenity Area	North-west corner of College Close (adjoining south-western boundary of St. Elphins Park)	2009	Fairfield & Howley	0.25	GF	Yes	Loss of garages may result in an unacceptable displacement of parking. Owing to cul-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 Highways in relation to potential impact of further traffic generation.	Yes	Revised EA flood risk mapping has seen site downgraded from FZ3 to FZ1.
1702	Former Mr Clutch	Marsh House Lane	2009	Fairfield & Howley	0.09	PDL	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.	No	n/a
1703	Open Space adjacent to Padgate Discount Appliances	Marsh House Lane	2009	Fairfield & Howley	0.04	GF	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.	No	n/a
1705	Land adjacent to Warrington Motor Parts	Junction of Manchester Rd / Kingsway North	2009	Fairfield & Howley	0.24	GF	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.	No	n/a
1707	Alford Hall Social Club overflow car park	Accessed from Bennett Avenue	2009	Fairfield & Howley	0.39	PDL	Yes	Flood risk - site is within FZ2 but access is within FZ3. Loss of car parking provision for the adjacent social club.	More detailed discussions with EA to determine whether flood risk concerns can be overcome. Regarding parking, an assessment would be needed to demonstrate that highway safety would not be jeopardised i.e. increased on-street parking.	No	n/a
1709	Planned employment element of Carrington Park	Marsh House Lane	2009	Fairfield & Howley	1.75	PDL	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.	No	n/a

Appendix Four - Schedule 4 'Suitable but Constrained'

SHAA Ref	Site Name	Site Address	Year 1st Included within SHAA?	Ward Name	Site Area (Ha)	GF / PDL	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Progress in overcoming constraints over past year?	Progress Commentary
1723	Land at Hopwood Street	Hopwood Street, off Manchester Road East	2009	Fairfield & Howley	0.46	PDL	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.	No	n/a
1833	Land at Orford Rd north west of TP rail line	Land at Orford Rd north west of TP rail line	2009	Fairfield & Howley	0.16	GF	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.	No	n/a
1847	Venns Road lock up garages	Off Venns Road	2009	Fairfield & Howley	0.12	PDL	Yes	Loss of garages may result in an unacceptable displacement of parking. To develop plot adjacent to No.2 Venns Road, some existing users 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.	No	n/a
2150	Land at Farrell Street & Howley Lane Junction.	Land at Farrell Street & Howley Lane Junction.	2010	Fairfield & Howley	0.23	GF	Yes	Site is designated as urban greenspace and its precise value is yet to be determined.	An open space assessment to determine the recreational value of the site and hence whether it can be considered surplus.	n/a	n/a
1861	Land North of Mayfair Close	Off Lingley Green Avenue, North of Mayfair Close, Great Sankey	2009	Great Sankey North	1.58	GF	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.	Yes	Revised EA flood zone mapping has identified that the site is at a lower risk of flooding than previously assumed.
1870	Former Profile Contract Interiors	Station Approach, Station Road, WA5 1RQ	2009	Great Sankey South	0.1	PDL	Yes	The location of the site directly adjacent to the busy Trans-Pennine 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.	No	n/a



SHAA Ref	Site Name	Site Address	Year 1st Included within SHAA?	Ward Name	Site Area (Ha)	GF / PDL	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Progress in overcoming constraints over past year?	Progress Commentary
1553	United Utilities Pool Lane Depot	Pool Lane, North of Chester Road, Higher Walton	2009	Hatton, Streitton & Walton	0.28	PDL	Yes	There are concerns in relation to whether the site could be adequately accessed and in relation to potential contamination and ongoing operations. Site is largely within FZ3.	Detailed discussions with WBC Highways and WBC Environmental Health. Further discussions also required with the EA regarding flood risk.	No	n/a
1756	Pierpoint & Bryant Lagoon	Rear of Pichaal Nook	2009	Latchford East	3.45	PDL	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.	n/a	Site was not previously considered constrained.
1772	Land between 23 - 27 Mort Avenue	Land between 23 - 27 Mort Avenue	2009	Latchford East	0.1	PDL	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 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.	No	n/a
1773	Land adj 26 Stringer Crescent	Land adj 26 Stringer Crescent	2009	Latchford East	0.05	PDL	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.	No	n/a
1818	Garages at Longdin Street	Longdin Street	2009	Latchford East	0.04	PDL	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	No	n/a

Appendix Four - Schedule 4 'Suitable but Constrained'

SHAA Ref	Site Name	Site Address	Year 1st Included within SHAA?	Ward Name	Site Area (Ha)	GF / PDL	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Progress in overcoming constraints over past year?	Progress Commentary
1521	Alcan Factory	Off Thelwall Lane	2009	Latchford East	5.87	PDL	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 site being developed by Morris Homes. Flood risk - site is within flood zone 3.	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. 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.	No	n/a
1543	Knutsford Road	Knutsford Road, Latchford	2009	Latchford East	2.48	PDL	Yes	Site is designated as urban greenspace and its precise value is yet to be determined. Site access.	Open space assessment. Demonstration that sufficient access arrangements can be made for the likely quantum of development.	Yes	Revised EA flood risk mapping has concluded that the site is within FZ2 as opposed to FZ3.
1544	Warrington Town Football Club Ground	Wash Lane / Common Lane	2009	Latchford East	2.89	PDL	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.	No	n/a
1602	Brook Avenue garage site	North of Brook Avenue, Latchford	2009	Latchford East	0.09	PDL	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.	No	n/a
1019	Land adj 414 Knutsford Road	Land adj 414 Knutsford Road	2009	Latchford West	0.08	PDL	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	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	No	n/a

Appendix Four - Schedule 4 'Suitable but Constrained'



SHAA Ref	Site Name	Site Address	Year 1st Included within SHAA?	Ward Name	Site Area (Ha)	GF / PDL	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Progress in overcoming constraints over past year?	Progress Commentary
								risk. PPS25 has now come into effect and introduced a sequential and exceptions test.	overcome. Detailed discussions with the Environment Agency required.		
1717	Former Dairy Works	Knutsford Road, Warrington	2009	Latchford West	0.25	PDL	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.	No	n/a
2130	Land at junction of Carol Street / Knutsford Road	Land at the junction of Carol Street and Knutsford Road, Latchford	2010	Latchford West	0.12	PDL	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.	n/a	n/a
1780	Land adj to 132 Slater Street	Land adj to 132 Slater Street	2009	Latchford West	0.03	PDL	Yes	Access.	More detailed discussions with WBC Highways regarding constrained access.	Yes	Revised EA flood risk mapping has concluded that the site is within FZ2 as opposed to FZ3. Ownership search has revealed access concerns can be overcome by developing in tandem with the adjacent stadium site both of which are in Council ownership.
1797	502 Knutsford Road	502 Knutsford Road	2009	Latchford West	0.06	PDL	Yes	Demonstration that the buildings can be sensitively converted.	More detailed design work as a basis for further discussions with the Borough's conservation officer.	No	n/a
1550	Land adjacent Lord Street, Latchford	Land adjacent Lord Street, Latchford	2009	Latchford West	0.07	PDL	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.	No	n/a
1728	Land at Longbutt Lane	Longbutt Lane / Grammar School Road, Lymm	2009	Lymm	0.11	GF	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.	No	Application pending (2010/16531) for outline permission for three dwellings. Determination process will identify whether documented constraints are capable of being overcome.

Appendix Four - Schedule 4 'Suitable but Constrained'

SHAA Ref	Site Name	Site Address	Year 1st Included within SHAA?	Ward Name	Site Area (Ha)	GF / PDL	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Progress in overcoming constraints over past year?	Progress Commentary
1572	Racefield Close, Lymm	North-west corner of Racefield Close / East of Rosebank	2009	Lymm	0.06	GF / PDL	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 of loss of garages. An open space assessment to determine the recreational value of the grassed amenity area.	No	n/a
1531	Statham Lodge Hotel	Warrington Rd, Statham, WA13 9BP	2009	Lymm	1.49	PDL	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.	No	n/a
1838	Northway lock up garages	Northway, Lymm	2009	Lymm	0.13	PDL	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.	No	n/a
2138	Land to the rear of Nos. 8 and 9 Oak Road	Oak Road, Lymm	2010	Lymm	0.04	GF	Yes	The site is currently completely landlocked with no access. Access would have to be taken over the residential curtilage of existing properties which are not in control of the land owner.	Acquisition of land to facilitate site access.	n/a	n/a
2140	Whitbarrow Road	Whitbarrow Road, Lymm	2010	Lymm	0.08	GF	Yes	The site is designated as urban greenspace.	An open space assessment to demonstrate that the recreational value of the space is limited and hence surplus. Design appraisal to determine the value of the space as a townscape feature in contributing to the character of the surrounding area, conservation area and canal-side setting.	n/a	n/a
2160	Land off Cedarfield Road, Lymm	Land off Cedarfield Road, Lymm	2010	Lymm	0.25	GF	Yes	The site is designated as urban greenspace.	An open space assessment to demonstrate that the recreational value of the space is limited and hence surplus. Consideration of the biodiversity of the site given	n/a	n/a



SHAA Ref	Site Name	Site Address	Year 1st Included within SHAA?	Ward Name	Site Area (Ha)	GF / PDL	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Progress in overcoming constraints over past year?	Progress Commentary
1706	The Avoiding Line North of Ryefields Village	North of Ryefields Village	2009	Orford	1.95	GF	Yes	Flood risk - sizeable element of the site is within flood zone 3. Inclusion within HSE natural gas pipeline consultation buffer. Large part of site safeguarded for a transportation scheme.	Flood risk - more detailed discussions with the EA. 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.	No	n/a
1570	Statham Avenue Depot	Between No.s 4-20 Statham Avenue and No.s 12-24 Hughes Avenue	2009	Orford	0.2	PDL	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.	No	n/a
1576	Neville Avenue Garage Plots	Adjacent to the rear of 96 Neville Avenue	2009	Orford	0.29	PDL	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.	No	n/a
1850	Former Audi showroom	Junction of Winwick Rd / Densham Avenue	2009	Orford	0.29	PDL	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.	No	n/a
1724	Land to the rear of the Sportsman Pub - Penketh	Warrington Road, Penketh	2009	Penketh & Cuardley	0.33	GF	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.	No	n/a
1518	Penketh Hall Farm Complex	Penketh Hall Farm, Penketh, WA5 2HR	2009	Penketh & Cuardley	1.71	GF	Yes	A previous planning application (A02/46555) has	Further work by the site promoter to clarify required	No	n/a

Appendix Four - Schedule 4 'Suitable but Constrained'

SHAA Ref	Site Name	Site Address	Year 1st Included within SHAA?	Ward Name	Site Area (Ha)	GF / PDL	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Progress in overcoming constraints over past year?	Progress Commentary
								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.	floor levels and subsequent assessment of whether these would be deemed suitable.		
1875	Land off Heath Road	Land off Heath Road, South of Nos. 1 - 8 Phythian Crescent	2009	Penketh & Cuedley	0.2	GF	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.	No	n/a
1506	Peel Hall	South of the M62 East of the A49	2009	Poplars & Hulme	60.8	GF	Yes	Site access and traffic generation.	More detailed discussions with officers and stakeholders of relevance and ultimately a consensus from these stakeholders that the documented issues are not 'show stoppers'.	Yes	Discussions with the landowner have been ongoing throughout the year. Concerns in relation to ground conditions, the HSE buffer and infrastructure in its widest sense have been largely satisfied through the submission of reports / design work which supported former planning applications (albeit that these were some time ago). The landowner is now in discussion with the local authority and Highways Agency in relation to agreeing an access strategy and in relation to accessing the Borough's transport model to ascertain whether the highway network could accommodate the quantum of traffic associated with bringing the site forward.
1559	Curtilage of 4 Radley Lane	4 Radley Lane, Houghton Green, WA2 0SY	2009	Poplars & Hulme	0.04	GF	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.	No	n/a
1575	Newhaven Road Garage Plots	Adjacent to the rear of 7 Newhaven Road	2009	Poplars & Hulme	0.12	PDL	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	No	n/a



SHAA Ref	Site Name	Site Address	Year 1st Included within SHAA?	Ward Name	Site Area (Ha)	GF / PDL	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Progress in overcoming constraints over past year?	Progress Commentary
1596	Cleveland Road garage site	rear of No.s 49 - 51 Cleveland Road	2009	Poplars & Hulme	0.05	PDL	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 Petworth 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.	No	n/a
1597	Cheviot Avenue Garage Plots	Between No.s 4 - 16 Cheviot Avenue and No.s 21 - 35 Chiltern Crescent	2009	Poplars & Hulme	0.18	PDL	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.	No	n/a
1649	Peel Hall Playing Fields	Off Baillater Drive	2009	Poplars & Hulme	4.3	GF	Yes	Development would result in an unacceptable loss of sports pitches and opposed by Sport England.	Relocation of pitches within an equally accessible location and ensuring that there is no net quantitative or qualitative loss.	No	Ability to overcome constraints is closely linked with overcoming constraints associated with Peel Hall
1852	Lock up garages at junction of Chiltern Rd / Cheviot Avenue	Junction of Chiltern Rd / Cheviot Avenue	2009	Poplars & Hulme	0.04	PDL	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.	No	n/a
1853	Lock up garages off Ullswater Avenue	Off Ullswater Avenue	2009	Poplars & Hulme	0.07	PDL	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	No	n/a

Appendix Four - Schedule 4 'Suitable but Constrained'

SHAA Ref	Site Name	Site Address	Year 1st Included within SHAA?	Ward Name	Site Area (Ha)	GF / PDL	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Progress in overcoming constraints over past year?	Progress Commentary
1831	Land off Newcombe Avenue	Land off Newcombe Avenue	2009	Poulton North	1.42	GF	Yes	Part of site safeguarded for a transportation scheme. Would not however preclude development of entirety of the site. Flood risk - significant element of the site is within flood zone 3.	Site could be developed excluding the safeguarded land. Alternatively clarification on the likely implementation of any transport scheme is required. 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.	No	Area of site excluded from any constraints is now subject to planning application for residential development. Separate site created in 2010 SHLAA for this element of the site (Ref No. 2148)
1762	Land at Dog & Partridge	off Manchester Road	2009	Poulton South	0.23	GF	Yes	Amenity value of open space. Concerns that the loss of open space may have a detrimental impact on the character of the locality.	An assessment of the amenity value of the open space is required.	Yes	Revised EA flood risk mapping has concluded that the site is within FZZ and FZ1 as opposed to FZ3.
1573	Queens Crescent Equipped Play Area	Queens Crescent, Padgate	2009	Poulton South	0.29	GF	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.	No	n/a
1604	Land adjoining Birchwood Way (south of)	Land adjoining Birchwood Way (south of)	2009	Poulton South	7.68	GF	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.	No	n/a
2147	Orford Fields	Land off Birchwood Way, Warrington	2010	Poulton South	3.1	GF	Yes	The site is designated urban greenspace and is on an allocated playing field. The site is also located in flood zone 3, can not be accessed and is within an HSE pipeline consultation buffer.	An open space audit would identify the quantity and quality of urban greenspace in the area and whether the site can be deemed surplus to the existing supply. Discussions are required with WBC Highways regarding access arrangements. Discussions with the EA required regarding	n/a	n/a



SHAA Ref	Site Name	Site Address	Year 1st Included within SHAA?	Ward Name	Site Area (Ha)	GF / PDL	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Progress in overcoming constraints over past year?	Progress Commentary
1639	Land adjacent 60 Ackers Road	Ackers Road, Stockton Heath	2009	Stockton Heath	0.13	GF	Yes	Site access and whether a layout can be achieved which adequately incorporates the public right of way and without compromising adopted privacy standards.	Discussions and consultation with WBC Highways and more detailed design work.	No	n/a
1645	Land adjacent 123 Fairfield Road	Fairfield Road, Stockton Heath	2009	Stockton Heath	0.27	GF	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.	No	n/a
1815	Land at Harlech Close	Harlech Close, Callands	2009	Westbrook	0.1	GF	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.	No	n/a
1824	Gemini 14c	Charon Way, Westbrook	2009	Westbrook	1.42	PDL	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.	No	n/a
1825	Gemini 16	Carina Park, Westbrook	2009	Westbrook	7.4	GF	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	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.	No	n/a

Appendix Four - Schedule 4 'Suitable but Constrained'

SHAA Ref	Site Name	Site Address	Year 1st Included within SHAA?	Ward Name	Site Area (Ha)	GF / PDL	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Progress in overcoming constraints over past year?	Progress Commentary
1874	Land West of Cavendish Close / South of Gregory Close	Land West of Cavendish Close / South of Gregory Close	2009	Whittle Hall	0.18	PDL	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.	No	n/a
2134	Lingley Mere Business Park	Lingley Mere, Great Sankey	2010	Whittle Hall	5.7	PDL	Yes	The site is allocated for employment purposes and current evidence identifies that it is required to meet target rates of employment land take up. There is also some concerns that residential development, as part of a wider mixed use development, may result in additional traffic generation beyond that originally envisaged.	Demonstration that the land is not required to meet employment land take up rates or that a mixed use proposal is essential to realise any potential afforded by the site. More detailed discussions with the Council and Highways Agency, and ultimately transport modelling, to determine whether the network could accommodate any potential increase in trip rates.	n/a	n/a
2135	Omega	West Side of Burtonwood Road, Warrington	2010	Whittle Hall	75	PDL	Yes	The site is allocated for employment purposes and current evidence identifies that it is required to meet target rates of employment land take up. There is also some concerns that residential development, as part of a wider mixed use development, may result in additional traffic generation beyond that originally envisaged.	Demonstration that the land is not required to meet employment land take up rates or that a mixed use proposal is essential to realise any potential afforded by the site. More detailed discussions with the Council and Highways Agency, and ultimately transport modelling, to determine whether the network could accommodate any potential increase in trip rates.	n/a	n/a



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

SLAA Ref	Site Name	Site Address	Source	Year first included within SLAA?	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?	Progress in overcoming constraints over past year?	Progress Community	Concluding Recommendation?	Discount and Archive?	Concluding Comments
1604	Land adjoining Birchwood Way (south of)	Land adjoining Birchwood Way (south of)	Noted for inclusion within the SLAA	2009	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.	No	n/a	Suitable but constrained.	Yes	Site is considered suitable but development is currently constrained. Site has recently been let to the Parish Council on a long term lease for community use. Site therefore unlikely to become available within the plan period and hence to be discounted from future reviews and archived.



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'

SHAA Ref	Site Name	Site Address	Source	Year 1st Included within SHLAA?	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
1755	Garven Place Clinic	Legh Street	Identified for inclusion within the SHLAA via a desktop study. Included in previous urban potential study(ies).	2009	Bewsey & Whitecross	0.22	PDL	Yes	No	No	The site remains in active use and is likely to remain so for the foreseeable future given that the PCT have now abandoned plans to develop a larger facility on the adjacent baths site.	No	The site remains in active use and is likely to remain so for the foreseeable future given that the PCT have now abandoned plans to develop a larger facility on the adjacent baths site.
1758	Land at junction of Wilson Patten Street / Winmarleigh Street	Wilson Patten Street / Winmarleigh Street	Identified for inclusion within the SHLAA via a desktop study.	2009	Bewsey & Whitecross	0.16	PDL	Yes	No	No	Planning history identifies that the owners intentions have previously been for commercial / office development, most likely owing to town centre location and proximity to Bank Quay railway station. Whilst the site is suitable for residential development, it lends itself to apartment development for which the market is reported to be saturated. Whilst this form of development may be achievable in the longer-term, it is logical to conclude that the owner will continue to pursue commercial development in the short-term.	No	Planning history identifies that the owners intentions have previously been for commercial / office development, most likely owing to town centre location and proximity to Bank Quay railway station. Whilst the site is suitable for residential development, it lends itself to apartment development for which the market is reported to be saturated. Whilst this form of development may be achievable in the longer-term, it is logical to conclude that the owner will continue to pursue commercial development in the short-term.
1794	Patten Hall	Winmarleigh Street	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	2009	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 or continued commercial use.	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.
1795	Holy Trinity Vicarage	Palmyra Square North	Identified for inclusion within	2009	Bewsey & Whitecross	0.06	PDL	Yes	No	No	Site can not be considered available for residential	No	Logical to assume that if the existing planning application is

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

SLAA Ref	Site Name	Site Address	Source	Year 1st Included within SHLAA?	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
			the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.								development at the present time.		implemented then the site will not be available for open market residential development within the plan period.
1636	Land east of Harrison Square	Land east of Harrison Square, Dailam, Warrington	Nominated for inclusion within the SHLAA.	2009	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.
1653	Scotland Rd - Adjacent to south-western cockhedge bridge	Scotland Rd - Adjacent to south-western cockhedge bridge	Nominated for inclusion within the SHLAA.	2009	Bewsey & Whitecross	0.08	PDL	Yes	No	No	Whilst the site is in single ownership, free from constraints and the owner has aspirations to develop the site, it is more probable that it will be developed for commercial / office development possibly within the context of wider improvements to this area of the town centre.	No	Whilst the site is in single ownership, free from constraints and the owner has aspirations to develop the site, it is more probable that it will be developed for commercial / office development possibly within the context of wider improvements to this area of the town centre.
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.	2009	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.
1737	Land Between Public House and 3 Church Lane - Culcheth	Church Lane, Culcheth	Identified for inclusion within	2009	Culcheth, Glazebury & Croft	0.25	PDL	Yes	No	No	Owner is not currently promoting the site for	No	Possibility that if the public house becomes an unviable business

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



SHAA Ref	Site Name	Site Address	Source	Year 1st Included within SHAA?	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
			the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.								housing although has done previously. The site remains in active use and is not considered available at this time.		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.
1312	218 Manchester Road	Warrington, WA1 3BD	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.	2009	Fairfield & Howley	0.02	PDL	Yes	No	No	Previous consent has now expired and the owners intentions for the building now remain unknown.	No	n/a
1785	Car Wash SUDS	Church Lane, Warrington	Identified for inclusion within the SHLAA via a desktop study.	2009	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.
1860	Howley Arms	46 Parr Street, Warrington, WA1 2JP	Identified for inclusion within the SHLAA via a desktop study.	2009	Fairfield & Howley	0.05	PDL	Yes	No	No	During 2009 the building was re-opened as a public house following significant investment.	No	Logical to conclude that following significant investment the building will continue to operate as a public house.
1114	Eagle Sports Club	Eagle Sports Club	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for	2009	Great Sankey South	0.03	PDL	Yes	No	No	Previous consent has now expired and the owners intentions for the site now remain unknown.	No	There has been no interest since the site secured consent and the land owners current intentions remain unknown. No assurances that the site will be available within the plan period.

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

SLAA Ref	Site Name	Site Address	Source	Year 1st Included within SHLAA?	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
			residential development.										
1716	Land at junction of Gainsborough Rd / Chester Rd	Land at junction of Gainsborough Rd / Chester Rd	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	2009	Latchford West	0.37	GF	Yes	No	No	Land owners currently wish to develop the site for a residential care home and it can not therefore be considered available for residential development.	No	Land owners currently wish to develop the site for a residential care home and it can not therefore be considered available for residential development.
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.	2009	Latchford West	0.31	PDL	Yes	No	No	Land owners currently wish to develop the site for a car sales yard and pre-application discussions for residential on the remainder of the site are now dormant.	No	Interest in residential development has cooled and it is unlikely given that the site is suited to apartment development, to re-surface in the short or possibly even medium term.
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.	2009	Lymm	0.38	GF	Yes	No	No	Site currently has consent 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.
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	2009	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.

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



SHAA Ref	Site Name	Site Address	Source	Year 1st Included within SHAA?	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
			application(s) for residential development.										



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



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

SHLAA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF/ PDL	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
308	Land at Appleton Cross	Off Dipping Brook Avenue	2009	Appleton	22	No	n/a	GF	The future role of remaining HCA greenfield sites in south Warrington will be defined through the Core Strategy, anticipated for adoption in 2011. At the present time this site is considered suitable, available and achievable but does not currently benefit from a full planning approval for residential development. The site is therefore considered to be developable (10-15). As the Core Strategy develops and the role of HCA greenfield sites within south Warrington becomes clearer the SHLAA will be amended accordingly as part of the annual review process.	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 / Arley Rd, Appleton Thorn	Land off Stretton Rd / Arley Rd, Appleton Thorn	2009	Appleton	2.92	No	n/a	GF	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).	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.
1885	Dingle Farm	Dingle Lane, Appleton	2009	Appleton	1.98	Yes	2009/14954	PDL	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).	1	0	Based on approved planning application.
2121	34 Burfield Drive, Warrington, WA4 5DA	34 Burfield Drive, Warrington, WA4 5DA	2010	Appleton	0.07	Yes	2010/15725	PDL	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).	1	0	Based on approved planning application.
581	Britannia Wire Works	Bewsey Road, Warrington	2009	Bewsey & Whitecross	8.00	Yes	2006/08950 plus series of subsequent amendments.	PDL	Site is under construction in accordance with the approved planning application. The site is therefore evidently suitable, available and achievable.	377	377	Based on approved planning application.
1029	Land at John St/Winwick Street	Land at John St/Winwick Street, Warrington	2009	Bewsey & Whitecross	0.84	Yes	2007/09937	PDL	Whilst construction of the approved application has commenced the developer has confirmed that it is unlikely to be	42	42	Application of 50 dph density and not the approved capacity which

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

SHLA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF/ PDL	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
1211	Former Christadelphian Hall	Junction of Museum Street and Winmarleigh Street Warrington	2009	Bewsey & Whitecross	0.06	Yes	2005/05701	PDL	Planning consent for residential development implemented and building largely complete. The site has however been left unfinished owing to the previous developer entering administration. There has been recent developer and RSL interest in acquiring and completing this development. The site is therefore considered achievable and given the advanced stage of construction achievable in the short-term. The site is therefore considered deliverable (0 - 5).	16	16	Based on approved planning application.
1235	Maisden Vanplan Ltd	Longshaw Street, Warrington, WA5 0DF	2009	Bewsey & Whitecross	1.75	Yes	2006/08400	PDL	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).	100	100	Based on approved planning application.
1249	George Howard Scrap Yard Ltd	94 Folly Lane, Warrington, WA5 0NG	2009	Bewsey & Whitecross	1.33	Yes	2003/01441 and 2007/11025	PDL	Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. Whilst the existing approval is likely to be subject to a re-plan, it is still considered that the potential of the site will be realised within the deliverable period (0 - 5).	53	53	Application of 40 dph density.
1401	Land at Winwick Street	Tammers Lane, Dalliam Lane, Warrington	2009	Bewsey & Whitecross	3	Yes	2005/07132	PDL	Site is considered suitable, available and achievable in the longer term with residential development likely to be brought forward as part of a mixed use scheme. The site is therefore considered to be developable (10 - 15).	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	2009	Bewsey & Whitecross	0.04	Yes	2007/10468	PDL	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).	1	1	Based on updated discussions with the land owner as opposed to approved capacity.



SHAA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF/ PDL	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
1422	Land at 31-35, Winwick Street	Land at 31-35, Winwick Street	2009	Bewsey & Whitecross	0.09	Yes	2007/11202	PDL	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).	16	16	Based on approved planning application.
1427	35-37 Bewsey Street	35-37 Bewsey Street, WA2 7JA	2009	Bewsey & Whitecross	0.01	Yes	2007/11306	PDL	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).	9	9	Whilst approved consent is for 6 apartments a revised application (which is as yet undetermined) proposes an increase of 3 units i.e. 9 in total.
1439	Saxon Park East	Liverpool Road	2009	Bewsey & Whitecross	2.2	Yes	2007/12043	PDL	Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. Site has now been acquired by Countryside Properties and Cosmopolitan Housing Association to be developed for a mix of market and affordable units in the short-term future. The site is therefore considered to be deliverable (0 - 5).	67	67	Based on approved planning application.
2028	25, Bold Street	Warrington, WA1 1HQ	2009	Bewsey & Whitecross	0.02	Yes	2008/13058	PDL	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).	2	2	Based on approved planning application.
2034	109, Bridge Street	Warrington, WA1 2HR	2009	Bewsey & Whitecross	0.01	Yes	2008/13351	PDL	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).	1	1	Based on approved planning application.
2041	United Fleet Distribution Ltd	61 Bewsey Street, Warrington, WA2 7JQ	2009	Bewsey & Whitecross	0.01	Yes	2008/13811	PDL	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).	1	1	Based on approved planning application.
1835	Land at Time Square	Bank Street, Warrington	2009	Bewsey & Whitecross	1.3	No	n/a	PDL	Site is considered suitable, available and achievable (although only in the longer term) but does not currently benefit from a planning approval for residential	235	235	Based on final masterplan which proposes 60 apartments in phase 1, 85 in phase 2 and 90 in phase 3.

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

SHLA Ref	Site Name	Site Address	Year 1st included within SHLAA?	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF / PDL	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
1754	Warrington Baths Site	Legh Street	2009	Bewsey & Whitecross	0.33	No	n/a	PDL	Site is considered suitable, available and achievable (although only in the longer term) but does not currently benefit from a planning approval for residential development. The site is therefore considered to be developable (10-15).	17	17	Application of 50 gph density given town centre location.
1817	Bathroom & Tile Showroom	Parker St / Liverpool Rd	2009	Bewsey & Whitecross	0.1	No	n/a	PDL	Site is considered suitable, available and achievable in the longer term with residential development likely to be brought forward as part of a mixed use scheme. The site is therefore considered to be developable (10 - 15).	15	15	Based on approved proposals for similar sized infill development plots within the town centre.
1845	Land fronting Kimberley Street	Land fronting Kimberley Street	2009	Bewsey & Whitecross	0.06	Yes	2009/15402	GF	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).	3	3	Based on approved planning application.
2151	Garages at Kimberley Street	Kimberley Street, Whitecross	2010	Bewsey & Whitecross	0.06	No	n/a	PDL	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).	3	3	Continuation of built form recently approved on the north of the site.
1871	Wellfield Street lock up garages	North and west of 60 Wellfield Street	2009	Bewsey & Whitecross	0.16	No	2009/15489	PDL	Site is considered suitable, available and achievable and currently benefits from a planning approval (subject to a S106) for residential development. The site is therefore considered to be deliverable (0 - 5).	6	6	Based on construction of 6 dwellings as proposed in planning application 2009/14957.
2154	Bank Park Council Depot Site	Kendrick Street, Warrington	2010	Bewsey & Whitecross	0.25	No	n/a	PDL	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).	15	15	Based on approved proposals for similar sized medium density development plots within the town centre.
2014	YMCA, Hamnett Court, Birchwood	Ainscough Road, Birchwood, WA3 7PL	2009	Birchwood	0.77	No	2008/12709	PDL	Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. An application within the latest year was withdrawn, partly owing to the complexity of the S106 agreement	45	45	Based on most recent, albeit later withdrawn, planning application.



SHAA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF / PDL	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
1539	Land at 1 Delenty Drive	Delenty Drive, Birchwood	2009	Birchwood	0.26	No	n/a	PDL	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).	10	10	Application of 40 dph density.
1760	Land at 3 Delenty Drive	Delenty Drive, Birchwood	2009	Birchwood	0.35	No	n/a	PDL	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).	14	14	Application of 40 dph density.
1607	The Old Rectory	Rectory Lane, Winwick	2009	Burtonwood & Winwick	0.82	No	n/a	PDL	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).	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	2009	Burtonwood & Winwick	0.5	No	n/a	GF	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).	1	1	Based on conversion of barn / stable into single dwelling.
1512	Land adjacent 90 Fairclough Street	Land adjacent 90 Fairclough Street, Burtonwood, WA5 4HJ	2009	Burtonwood & Winwick	0.03	No	n/a	PDL	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	2	Based on layout associated with previous application which would maintain the existing street build line.
2106	Kenfair, Back Lane, Burtonwood, Warrington, WA5 4AG	Kenfair, Back Lane, Burtonwood, Warrington, WA5 4AG	2010	Burtonwood & Winwick	0.16	Yes	2009/14673	PDL	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).	1	1	Loss associated with one for one replacement has been recorded in the current year where as the new dwelling is only under construction. Net

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

SHLAA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF/ PDL	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
												recorded as one for forecasting.
1308	113 Twiss Green Lane	Culcheth, Warrington, WA3 4HX	2009	Culcheth, Glazebury & Croft	0.08	Yes	2006/07762	PDL	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).	1	1	Loss recorded in previous year so net forecast is 1.
1402	165 Bent Lane	Culcheth, WA3 5ES	2009	Culcheth, Glazebury & Croft	0.2	Yes	2008/13731	PDL	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).	1	1	Based on approved planning application. Loss occurred in 2009/10 so net capacity for forecasting reasons is 1.
1406	Laylands Farm	11 Wilton Lane, Culcheth, Warrington, WA3 4BD	2009	Culcheth, Glazebury & Croft	0.06	Yes	2007/10226	PDL	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).	1	0	Based on approved planning application.
1418	69, Common Lane	Culcheth, Warrington, WA3 4HB	2009	Culcheth, Glazebury & Croft	0.16	Yes	2007/11136	PDL	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).	1	0	Based on approved planning application.
1423	6-6a Holcroft Lane	Culcheth, Warrington, WA3 5AJ	2009	Culcheth, Glazebury & Croft	0.17	Yes	2007/11250	PDL	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).	1	1	Loss associated with one for one replacement recorded in previous year. Net capacity for forecast reasons is therefore 1.
1448	16, Hob Hey Lane	Culcheth, Warrington, WA3 4NQ	2009	Culcheth, Glazebury & Croft	0.16	Yes	2008/12402	PDL	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).	1	0	Based on approved planning application.
2005	106-112, Church Lane	Culcheth, WA3 5DJ	2009	Culcheth, Glazebury & Croft	0.27	Yes	2008/12449	PDL	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).	9	9	Based on recently submitted application which reduces approved capacity by one.



SHAA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF/ PDL	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
2012	120a, Heath Lane	Croft, WA3 7DS	2009	Culcheth, Glazebury & Croft	0.28	Yes	2008/12633	PDL	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).	1	0	Based on approved planning application.
2023	337 Warrington Road	Glazebury, WA3 5LA	2009	Culcheth, Glazebury & Croft	1.2	Yes	2008/12951	PDL	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).	1	0	Based on approved planning application.
2030	Land between the Methodist Church and 280 Warrington Road	Glazebury, WA3 5LG	2009	Culcheth, Glazebury & Croft	0.13	Yes	2008/13146	PDL	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).	5	5	Based on approved planning application.
2033	Ovenback Farm	Winwick Lane, Croft, WA3 7EA	2009	Culcheth, Glazebury & Croft	0.2	Yes	2008/13298	PDL	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).	1	0	Based on approved planning application.
2038	20, Churchill Avenue	Culcheth, WA3 5HU	2009	Culcheth, Glazebury & Croft	0.22	Yes	2008/13429	PDL	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).	7	7	Based on approved planning application.
1606	Land at Attlee Avenue / Churchill Avenue	Churchill Avenue / Attlee Avenue, Mee Brow	2009	Culcheth, Glazebury & Croft	0.28	Yes	2009/15396	GF	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).	8	8	Based on approved planning application.
1507	Land between 53 and 67 Hob Hey Lane	Hob Hey Lane	2009	Culcheth, Glazebury & Croft	0.26	No	n/a	GF	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).	7	7	Based on a layout associated with a previous planning application (A03/46764).
1792	Former RAF Croft	Lady Lane, Croft	2009	Culcheth, Glazebury & Croft	1.08	No	n/a	PDL	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).	15	15	Based on conversion of the existing building into 15 units as proposed in planning application 2007/10544.

SHLA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF/ PDL	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
1588	Heath House, Kenyon Lane, Croft	Heath House, Kenyon Lane, Croft, WA3 7DU	2009	Culcheth, Glazebury & Croft	0.78	No	n/a	GF	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).	1	1	Based on development of a single dwelling within the site.
1599	Charmock Road garage site	Eastern end of Charmock Rd cul-de-sac, off Warrington Road, Culcheth	2009	Culcheth, Glazebury & Croft	0.13	Yes	2009/15400	PDL	Site is considered suitable, available and achievable. Whilst the site does not currently benefit from a planning approval for residential development, nor has funding yet been secured, the site is considered to be deliverable. If funding is forthcoming then conclusions will be amended accordingly as part of the annual review process.	3	3	Based on approved planning application.
1590	Tanners Farm	Twiss Green lane, Culcheth	2009	Culcheth, Glazebury & Croft	0.41	No	n/a	GF	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).	14	13	Application of 35 dph density.
1652	Land to the rear of 8 Hob Hey Lane	Accessed off Radcliffe Avenue	2009	Culcheth, Glazebury & Croft	0.06	No	n/a	PDL	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).	1	1	Based on development of a single dwelling as per previous planning applications.
2104	Sirocco, Mustard Lane, Warrington, WA3 7BG	Sirocco, Mustard Lane, Warrington, WA3 7BG	2010	Culcheth, Glazebury & Croft	0.52	Yes	2009/14493	PDL	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).	1	1	Based on approved planning application.
2112	75 Culcheth Hall Drive, Warrington, WA3 4PX	75 Culcheth Hall Drive, Warrington, WA3 4PX	2010	Culcheth, Glazebury & Croft	0.13	Yes	2009/15010	PDL	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).	1	1	Loss associated with one for one replacement recorded in current year 2009/10 prior to gross completion. Net capacity for forecast reasons is therefore 1.
2117	11 Heath Lane, Warrington, WA3 7DH	11 Heath Lane, Warrington, WA3 7DH	2010	Culcheth, Glazebury & Croft	0.23	Yes	2009/15699	PDL	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).	1	0	Based on approved planning application.



SHAA Ref	Site Name	Site Address	Year 1st Included within SHAA?	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF/ PDL	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
2126	Culcheth Highschool Block G	Withington Avenue, Culcheth	2010	Culcheth, Glazebury & Croft	0.34	No	n/a	PDL	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).	12	12	Application of 35 dph density.
1092	Farrell Street South	Farrell Street South	2009	Fairfield & Howley	7.08	Yes	2009/15420	PDL	Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is however considered to be challenging from an operational perspective and hence is unlikely to commence and yield completions until the (5 - 10) year period.	372	372	Based on approved planning application.
1108	Edwards Cheshire	Navigation Street, Warrington	2009	Fairfield & Howley	0.57	Yes	2007/10238	PDL	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.
1110	26 Salisbury Street	26 Salisbury Street, Warrington	2009	Fairfield & Howley	0.01	Yes	2007/10265	PDL	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).	1	1	Based on approved planning application.
1260	Land at former Carrington Wire Works and site of Mayne Coaches,	Battersby Lane, Warrington	2009	Fairfield & Howley	8.60	Yes	2006/08636	PDL	Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. Remaining capacity of the site is therefore considered to be deliverable (0 - 5).	579	579	Based on approved planning application.
1265	Land to the rear of 182 Manchester Road	Warrington	2009	Fairfield & Howley	0.09	No	2006/09507	PDL	Site is considered suitable, available and achievable in the medium / longer-term. The site is therefore considered to be developable (5 - 10).	5	5	Based on indicative layout based on 5 houses produced for pre-application purposes.
1101	Howley Quay	Howley Lane, Warrington, WA1 2OZ	2009	Fairfield & Howley	0.62	No	n/a	PDL	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).	34	34	Indicative layouts produced for the purposes of recent pre-application discussions.
1711	APW Thomas Locker Site	Church Street	2009	Fairfield & Howley	1.39	Yes	2007/11612	PDL	Site is considered suitable, available and achievable. A planning application is	32	32	Based on an indicative site layout prepared for the land owner in July

SHLA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF / PDL	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
									imminent for the rear of the site which is therefore considered deliverable.			2009 (32 houses on rear of site) and assuming no apartments over retail / commercial at site front.
1877	Rear of the Highway Man	Manchester Road, WA1 3NJ	2009	Fairfield & Howley	0.16	No	n/a	PDL	Site is considered suitable, available and achievable and whilst does not currently benefit from a planning approval, is expected to be delivered in the short-term towards the end of the deliverable 0 - 5 year period.	12	12	Application of 40 dph density. Also mirrors capacity of indicative site layout produced by potential developer during 2009/10.
2120	St Johns Church, Grantham Avenue, Warrington,	Grantham Avenue, Warrington	2010	Fairfield & Howley	0.12	Yes	2009/15676	PDL	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).	7	7	Based on approved planning application.
2122	306-308 Manchester Road, Warrington, WA1 3RE	306-308 Manchester Road, Warrington, WA1 3RE	2010	Fairfield & Howley	0.05	Yes	2010/15828	PDL	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).	2	2	Based on approved planning application.
1328	Land at Deans Lane	The Wall Warrington WA4 2TN	2009	Grappenhall & Thelwall	0.91	Yes	2006/09242	PDL	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).	10	10	Based on approved planning application.
1510	Bridge House and Barns	Stockport Road, Thelwall, WA4 2SZ	2009	Grappenhall & Thelwall	0.87	No	n/a	GF	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).	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	2009	Grappenhall & Thelwall	0.86	No	n/a	PDL	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).	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	2009	Grappenhall & Thelwall	20.82	No	n/a	GF	The future role of remaining HCA greenfield sites in south Warrington will be defined through the Core Strategy.	573	573	Based on historical masterplan figures. Actual potential may be



SHAA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF / PDL	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
									anticipated for adoption in 2011. At the present time this 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). As the Core Strategy develops and the role of HCA greenfield sites within south Warrington becomes clearer the SHLAA will be amended accordingly as part of the annual review process.			higher owing to a requirement for higher densities post PPG3.
1890	Massey Hall School	Halfacre Lane, Thelwall	2009	Grappenhall & Thelwall	2.26	No	n/a	PDL	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).	6	6	Lower of the capacities arising from the conversion of the main hall and outbuildings expressed during pre application discussions.
2127	Former Ceratizit Offices	Cliff Lane, Grappenhall	2010	Grappenhall & Thelwall	0.27	No	n/a	PDL	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).	8	8	Application of 30 dph density
2158	Curtilage of 5 Victoria Avenue, Grappenhall	5 Victoria Avenue, Grappenhall	2010	Grappenhall & Thelwall	0.1	No	n/a	GF	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).	1	1	Based on delivery of a single dwelling.
948	32 Mill Ave	Great Sankey, Warrington	2009	Great Sankey North	0.06	Yes	2007/11209	GF	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).	1	1	Based on approved planning application.
1412	Land At Dawson House,	Liverpool Road, Great Sankey, Warrington	2009	Great Sankey North	5.78	Yes	2009/15525	PDL	Site is considered suitable, available and achievable in the medium / longer term. The site is therefore considered to be developable (5 - 10).	145	145	Based on approved planning application.
1574	North View garage site	Adjacent (west) 1 North View, Great Sankey	2009	Great Sankey North	0.1	Yes	2009/15413	PDL	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).	2	2	Based on approved planning application.

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

SHLAA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF / PDL	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
2128	Former Hewden Tool Hire, Laburnum Lane	Junction of Laburnum Lane / Liverpool Road	2010	Great Sankey North	0.58	No	n/a	PDL	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).	20	20	Application of 35 dph density.
1887	Land at Chapel Brow Farm	Liverpool Road Great Sankey Warrington	2009	Great Sankey South	0.06	No	2006/09623	GF	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).	6	5	Based on previously approved but now expired planning application (1 dwelling) + application of 35 dph density across area of site excluded from the previous planning approval (0.16ha).
1509	South Western corner of Penketh Business Park	Off Cleveleys Rd, penketh, Warrington	2009	Great Sankey South	0.76	No	n/a	PDL	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).	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	2009	Halton, Stretton & Walton	0.42	Yes	2007/09995	GF	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).	4	4	Based on approved planning application.
2047	Fir Tree Farm	FIR TREE CLOSE STRETTON WARRINGTON WA4 4LY	2009	Halton, Stretton & Walton	0.25	Yes	2008/14025	GF	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).	2	2	Based on approved planning application.
1517	Former Greenall's Nursery	Chester Road, Walton	2009	Halton, Stretton & Walton	1.36	No	n/a	GF	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).	15	15	Based on previous planning application (2006/09704)
1650	Land at Pewterspear Green	Off Henbury Gardens, Pewterspear Green	2009	Halton, Stretton & Walton	7.49	No	n/a	GF	The future role of remaining HCA greenfield sites in south Warrington will be defined through the Core Strategy, anticipated for adoption in 2011. At the present time this site is considered suitable, available and achievable but does not currently benefit from a planning	264	264	Based on historical masterplan figures. Actual potential may be higher owing to a requirement for higher densities post Pp-G3.



SHLA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF/ PDL	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
									approval for residential development. The site is therefore considered to be developable (10-15). As the Core Strategy develops and the role of HCA greenfield sites within south warrington becomes clearer the SHLAA will be amended accordingly as part of the annual review process.			
2116	3 Antrobus Cottage, Hatton Lane, Hatton, Warrington	3 Antrobus Cottage, Hatton Lane, Hatton, Warrington	2010	Hatton, Stretton & Walton	0.03	Yes	2009/15507	PDL	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).	1	0	Based on approved planning application
957	1 Dover Road	Latchford, Warrington	2009	Latchford East	0.02	Yes	2007/10450	PDL	Site is considered suitable, available and achievable in the medium / longer-term. The site is therefore considered to be developable (5 - 10).	9	9	Based on approved planning application.
1090	Beers Building Co	Station Road, Latchford	2009	Latchford East	1.70	Yes	2008/12523	PDL	Site is considered suitable, available and achievable but despite assurances from the land owner the Council consider that the site is unlikely to yield any completions until the 5 - 10 year period.	123	123	Based on approved planning application.
1091	Manchester Ship Canal	Mineral Railway, Thelwall Lane, Latchford	2009	Latchford East	2.54	Yes	2006/08928	PDL	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.
1178	Cardinal Newman High School	Bridgewater Avenue Latchford East	2009	Latchford East	14.30	Yes	2007/12025	PDL	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.
1201	New World Ltd	New World House, Thelwall Lane, Warrington, WA4 1NL	2009	Latchford East	13.91	Yes	2007/11944	PDL	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.
1322	Brook Place	Knutsford Road, Warrington, WA4 1PH	2009	Latchford East	0.16	No	2006/08556	PDL	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).	8	8	Based on approved planning application.

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

SHLA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF / PDL	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
2129	Land off Knutsford Road / Blackbear Bridge	Land off Knutsford Road/ Blackbear Bridge	2010	Latchford East	0.56	No	n/a	PDL	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).	37	37	Based on previously approved (subject to S106) application - 2006/07576.
1424	Manor Lock	Junction Of Westy Lane / Grange Avenue, Warrington	2009	Latchford East	0.21	Yes	2009/14932	PDL	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).	18	18	Based on pending planning application which proposes an increase of 2 units against the existing approval for 16.
1451	Cantilever Gardens	Station Road, Warrington, WA4 2GU	2009	Latchford East	0.20	Yes	2007/11860	PDL	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).	14	14	Based on approved planning application.
1726	Land between Penny Ferry Pub & 227 Thelwall Lane	Thelwall Lane, Latchford	2009	Latchford East	0.03	No	n/a	GF	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).	1	1	cautious estimate assuming single dwelling.
1619	1 - 5 Kingsway South	1 - 5 Kingsway South	2009	Latchford East	0.000002	Yes	2009/15690	PDL	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).	8	8	Based on approved planning application.
1584	Former school canteen at Henshall Avenue	Corner of Henshall Avenue / Davies Avenue opposite St. Augustines R.C. Primary School	2009	Latchford East	0.09	Yes	2009/15398	PDL	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).	4	4	Based on approved application
1864	Eagle Ottowa UK Ltd	Corner of Thelwall Lane and Nook Lane, Latchford, Warrington	2009	Latchford East	1.92	No	n/a	PDL	Site is considered suitable, available and achievable but does not currently benefit from planning approval. An application is however considered imminent so the site is considered to be deliverable on this basis with commencement likely toward the rear end of the 0 - 5 year period.	92	92	Based on indicative layout prepared by site owner early 2010.
1104	Springbank Service Station	186-188 Chester Road, Warrington	2009	Latchford West	0.06	Yes	2007/10423	PDL	Site is considered suitable, available but not achievable until the medium /	9	9	Based on approved planning application.



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1138	102/102a Wilderspool Causeway	102/102a Wilderspool Causeway	2009	Latchford West	0.02	Yes	2007/11460	PDL	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).	4	4	Based on approved planning application.
1262	Land at Western end of Greenalls Avenue	Latchford, Warrington	2009	Latchford West	0.67	Yes	2003/01496 and 2008/13614	PDL	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).	41	41	Based on revised layout associated with planning application 2010/16177 but which is as yet undetermined.
1411	Former timber planning mill off Chester Road,	Lower Walton And Land To Immediate South Of, Landseer Avenue And, Cranborne Avenue Warrington	2009	Latchford West	9.73	Yes	2008/13785	PDL	Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site will therefore yield completions over the deliverable (0 - 5) and developable (5 - 10) periods.	250	250	Based on approved planning application.
1440	G & J Greenalls Site	South Of Loushers Lane	2009	Latchford West	4.78	Yes	2007/12085	PDL	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).	120	120	Reduced capacity is based on pre-application discussions with developer now in control of site.
1441	G & J Greenalls Site	South Of Loushers Lane	2009	Latchford West	0.18	Yes	2007/12098	PDL	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).	6	6	Based on approved planning application.
1752	Wilderspool Stadium	Priony Street	2009	Latchford West	1.9	No	n/a	PDL	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).	76	76	Application of 40 dph density.
1753	Land at the rear of St. James Court	Off Wilderspool Causeway	2009	Latchford West	0.85	No	n/a	PDL	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).	34	34	Application of 40 dph density.

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

SHLAA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF / PDL	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
1879	St. Marys Court	St. Marys Court	2009	Latchford West	0.02	No	2010/16565	PDL	Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. An application is however pending and the site is therefore considered to be deliverable (0 - 5).	1	1	Based on erection of a single dwelling as proposed by planning application 2010/16515.
538	Land off Sandy Lane	Oughttrington, Lymm	2009	Lymm	0.19	Yes	2007/10789	PDL	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).	14	14	Based on approved planning application.
614	Land @ Longbutt Lane	Oughttrington Lane, Lymm	2009	Lymm	5.96	Yes	2004/04052	GF	Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development that is largely built out. Remaining capacity is therefore considered to be deliverable (0 - 5).	214	214	Based on approved planning application.
1050	Lymm Service Station	114 Booths Hill Road, Lymm, Warrington	2009	Lymm	0.10	Yes	2008/13221	PDL	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).	6	6	Based on approved planning application.
1055	Methodist Church, Sandy Lane	Lymm Warrington	2009	Lymm	0.41	Yes	2004/03300	PDL	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).	21	21	Based on approved capacity for this element of the site.
1058	Sewage Works	off Reddish Lane Lymm Warrington	2009	Lymm	2.40	Yes	2007/12053	PDL	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).	1	1	Based on approved planning application.
1154	29 Church Road	Lymm Warrington	2009	Lymm	0.02	Yes	2004/04133	PDL	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).	1	1	Based on approved planning application.
1219	25 Eagle Brow	Lymm, WA13 0NA	2009	Lymm	0.11	Yes	2005/05965	PDL	Site is considered suitable, available and achievable and currently benefits from a planning approval for residential	1	1	Based on approved planning application.



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1224	6 Hardy Road	Lymm, Warrington	2009	Lymm	0.11	Yes	2005/04981	PDL	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).	1	0	Based on approved planning application.
1415	Aston Berkeley Systems Ltd,	Berkeley House Whitbarrow Road Lymm WA139AR	2009	Lymm	0.08	Yes	2007/11021	PDL	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).	5	5	Based on approved planning application.
2004	135, Higher Lane	135, Higher Lane, Lymm, WA130BU	2009	Lymm	0.15	Yes	2008/12447	PDL	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).	1	0	Based on approved planning application.
2035	12a, Brookfield Road	Lymm, WA130QJ	2009	Lymm	0.09	Yes	2008/13363	PDL	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).	1	0	Loss recorded in previous year so net forecast is 1.
2051	Land at Pool Bank Farm	Pool Lane, Lymm, WA13 9BJ	2009	Lymm	0.43	Yes	A02/45653	PDL	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).	10	10	Based on approved planning application.
1722	Rushgreen Service Station	Rushgreen Road, Lymm	2009	Lymm	0.41	No	n/a	PDL	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).	11	11	Application of 35 dph density.
1814	Land adj Farmers Arms	Rushgreen Rd / Sandy Lane, Lymm	2009	Lymm	0.33	No	n/a	GF	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).	11	11	Application of 35 dph density.
1515	Land north of 67 Mill Lane, Lymm	Land north of 67 Mill Lane, Lymm	2009	Lymm	0.11	No	n/a	GF	Obvious infill site in a high demand area. Site is considered suitable, available and	2	2	Based on development of one pair of semi

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

SHLA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF / PDL	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
1579	Tennis Courts at Manor Close	Manor Close, Lymm	2009	Lymm	0.12	No	n/a	PDL	Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however being promoted for development and owing to the benefits arising from the relocation of the courts, may obtain planning approval and be commenced within the deliverable (0 - 5) period.	3	3	detached houses - continuation of existing built form. Based on indicative layouts produced for the purposes of pre application discussions.
2105	Warehouse, Agden Wharf, Burford Lane, Lymm, WA13 OSL	Warehouse, Agden Wharf, Burford Lane, Lymm, WA13 OSL	2010	Lymm	0.06	Yes	2009/14345	PDL	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).	2	2	Based on approved planning application.
2119	Wet Gate Lane Farm, Wet Gate Lane, Lymm, WA13 9SN	Wet Gate Lane Farm, Wet Gate Lane, Lymm, WA13 9SN	2010	Lymm	0.01	Yes	2009/14923	GF	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).	1	1	Based on approved planning application.
2131	Outbuilding at 20 Brookfield Road	20 Brookfield Road, Lymm	2010	Lymm	0.04	No	n/a	GF	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).	1	1	Based on conversion of outbuilding into a single dwelling.
2139	20 Bridgewater Street, Lymm	20 Bridge Street, Lymm	2010	Lymm	0.04	No	n/a	PDL	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).	3	3	Based on mixed use proposal put forward by the landowner.
1245	The Corner House	98 Sandy Lane, Warrington, WA2 9HX	2009	Orford	0.83	Yes	2009/15652	PDL	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).	11	11	Based on approved planning application.
1851	Land at junction of Currans Road / Winwick Road	Land at junction of Currans Road / Winwick Road	2009	Orford	0.04	No	n/a	GF	Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential	2	2	Based on development of one pair of semi-detached houses



SHAA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF/ PDL	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
1880	7 Hallfields Road	7 Hallfields Road	2009	Orford	0.08	No	2010/16474	GF	Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. Planning approval is however likely to be forthcoming (application currently pending) so the site is therefore considered to be deliverable (0-5).	3	2	Based on pending application.
2141	54, Statham Avenue	54, Statham Avenue	2010	Orford	0.11	No	n/a	PDL	Site is considered suitable, available and achievable and whilst it does not currently benefit from a planning approval for residential development, it is expected to be delivered in the short-term (0-5 years) given funding has been secured.	11	11	Based on indicative layout now being progressed to a formal application by Arena Housing Association.
1400	108 Farnworth Road	Penketh, Warrington	2009	Penketh & Cuerdley	0.11	Yes	2008/13149	PDL	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).	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	2009	Penketh & Cuerdley	0.13	Yes	2007/11303	PDL	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).	3	3	Based on approved planning application.
1443	(Rear plot), 169, Warrington Road	Penketh WARRINGTON WA5 2EN	2009	Penketh & Cuerdley	0.08	Yes	2008/12171	PDL	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).	2	2	Based on approved planning application.
2019	Brook House Farm,	39 Farnworth Road Penketh WARRINGTON Cheshire WA5 2SE	2009	Penketh & Cuerdley	0.23	Yes	2008/12871	PDL	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).	1	0	Based on approved planning application.
1862	Land at 120 Heath Road	120 Heath Road, Penketh, WA5 2DB	2009	Penketh & Cuerdley	0.3	No	n/a	GF	Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential	9	9	Application of 30 dph density.

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

SHAA Ref	Site Name	Site Address	Year 1st included within SHLAA?	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF / PDL	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
1601	Cartmel Avenue garage site	Cartmel Avenue	2009	Poplars & Hulme	0.08	Yes	2010/15791	PDL	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).	2	2	Based on approved planning application.
1647	Land off Mill Lane, Houghton Green	Land off Mill Lane, Houghton Green	2009	Poplars & Hulme	1.32	No	n/a	GF	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 deliverable (10-15).	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.
2148	Land off Sealand Close	Land off Sealand Close	2010	Poultion North	0.5	No	2010/16435	GF	Site is considered suitable, available and achievable. Funding has now been secured to deliver a 100% affordable housing scheme and a planning application is now pending (2010/16435) having been submitted. Site therefore likely to be developed within the 0 - 5 year period.	10	10	Based on submitted planning application
2159	Crab Lane House	Junction of Crab Lane, Stonehaven Drive	2010	Poultion North	0.23	No	n/a	GF	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 deliverable (10-15).	3	3	Based on creation of a quadrant, cul-de-sac type development within the existing curtilage.
1643	Bruche former Police Training Centre	Off Greenway	2009	Poultion South	8.81	No	n/a	PDL	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.
1124	Sprucetops	Hillock Lane, Woolston	2009	Rixton & Woolston	0.02	Yes	2004/02755	PDL	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).	1	0	Based on approved planning application.
1513	Hollingreave Farm	Dam Lane, Rixton, WA3 6LE	2009	Rixton & Woolston	0.06	No	n/a	PDL	Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential	2	1	Based directly on land owners aspirations.



SHLAA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF/ PDL	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
1149	27 Grappenhall Road	Stockton Heath, Warrington	2009	Stockton Heath	0.04	Yes	2006/07642	PDL	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).	1	1	Loss has already been recorded so net capacity is one for forecasting reasons.
2017	66a, Grappenhall Road	Stockton Heath, Warrington, WA4 2AX	2009	Stockton Heath	0.10	Yes	2008/12819	PDL	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).	1	1	Based on approved planning application.
2036	Land Bounded by Montclare Crescent, Brian Avenue & Chester Road, Stockton Heath, WARRINGTON, WA4 2SA	Stockton Heath, WARRINGTON, WA4 2SA	2009	Stockton Heath	1.53	Yes	2008/13417	PDL	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).	51	51	Based on approved planning application.
1775	Thorn Marine	164a London Road, Stockton Heath, WA4 6LE	2009	Stockton Heath	0.04	No	n/a	PDL	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).	5	5	capacity put forward by the landowner based on preliminary design work.
1889	Land adjacent 70 Ackers Road	Ackers Road, Stockton Heath	2009	Stockton Heath	0.14	No	n/a	GF	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).	4	4	Application of 35 dph density.
1857	Heath Street lock up garages	Heath Street, Stockton Heath	2009	Stockton Heath	0.16	No	n/a	PDL	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	2	Based on a previous planning application (2007/11677).
2109	65 Whitefield Road, Stockton Heath, Warrington, WA4 6NA	65 Whitefield Road, Stockton Heath, Warrington, WA4 6NA	2010	Stockton Heath	0.08	Yes	2009/14874	PDL	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).	1	1	Based on approved planning application.

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

SHLAA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF / PDL	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
2132	Land at 88 Grappenhall Road	88 Grappenhall Road, Stockton Heath	2010	Stockton Heath	0.05	No	n/a	GF	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).	1	1	Based on infill development for a single dwelling.
2133	84 Ackers Road	84 Ackers Road	2010	Stockton Heath	0.39	No	n/a	PDL	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).	3	2	Based on sub-division of existing property into 3 apartments.
261	KW8 N Tournay Green	KW8 N Tournay Green	2009	Westbrook	2.78	No	2010/16029	PDL	Site is considered suitable, available and achievable. Whilst the site does not benefit from a valid planning consent, an application is pending and is likely to be approved. The site is therefore considered to be deliverable (0 - 5).	99	99	Based on pending planning application.
4874	Phase 4 Chapelford Urban Village	Off Whittle Avenue, Great Sankey	2009	Whittle Hall	4.48	Yes	2004/04826	PDL	Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development that is largely built out. Remaining capacity is therefore considered to be deliverable (0 - 5).	120	120	Based on approved planning application.
4870	Chapelford Urban Village, Whittle Hall (Remainder)	Off Whittle Avenue, Great Sankey	2009	Whittle Hall	21.13	Yes	99/40635	PDL	Remaining capacity is reduced as reserved matters come forward and separate SHLAA records subsequently created. Remaining capacity considered to be deliverable / developable owing to expected completion of Chapelford by 2016/17.	355	355	Remaining capacity after reserved matters and completed phases have been subtracted from approved outline quantity (approx. 2000)
4871	North Square Chapelford Urban Village	Off Whittle Avenue, Great Sankey	2009	Whittle Hall	2.59	Yes	2006/08621	PDL	Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development that is largely built out. Remaining capacity is therefore considered to be deliverable (0 - 5).	147	147	Based on approved planning application.
4876	Phase 6 Chapelford Urban Village	Off Whittle Avenue, Great Sankey	2009	Whittle Hall	5.88	Yes	2007/10234	PDL	Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development that is largely built out. Remaining capacity is therefore considered to be deliverable (0 - 5).	126	126	Based on approved planning application.



SHAA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF / PDL	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
4877	Phase 7 Chapelford Urban Village	Off Whittle Avenue, Great Sankey	2009	Whittle Hall	3.23	Yes	2006/09424	PDL	Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development that is largely built out. Remaining capacity is therefore considered to be deliverable (0 - 5).	71	71	Based on approved planning application.
4878	Phase 8a - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	2009	Whittle Hall	2.08	Yes	2006/09429	PDL	Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development that is largely built out. Remaining capacity is therefore considered to be deliverable (0 - 5).	123	123	Based on approved planning application.
48781	Phase 8b - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	2010	Whittle Hall	1.76	Yes	2009/15685	PDL	Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development that is largely built out. Remaining capacity is therefore considered to be deliverable (0 - 5).	71	71	Based on approved planning application.
4872	Elderly Affordable Phase - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	2009	Whittle Hall	2.00	Yes	99/40635	PDL	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).	112	112	Based on pre application discussions.
4879	Phase 9a - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	2009	Whittle Hall	1.44	Yes	2007/10968 and 2009/14537	PDL	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).	45	45	Based on approved planning application.
48791	Phase 9b - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	2010	Whittle Hall	1.68	Yes	2010/16888	PDL	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).	57	57	Based on approved planning application.
48710	Phase 10a - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	2010	Whittle Hall	0.52	Yes	2009/15685	PDL	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).	89	89	Based on approved planning application.
48712	Phase 12 - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	2010	Whittle Hall	3.32	Yes	99/40635	PDL	Site is considered suitable, available and achievable and currently benefits from a	70	70	Based on confirmed future phase indicative

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

SHLA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Is the site in the planning process from a residential perspective?	Application Reference	GF / PDL	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
									planning approval for residential development. The site is therefore considered to be deliverable (0 - 5).			layout prepared by developer.
48716	Phase 16 - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	2010	Whittle Hall	1.21	Yes	2010/16536	PDL	Site is considered suitable, available and achievable and is expected to yield completions in the short term given a reserved matters application is now pending. The site is therefore considered to be deliverable (0 - 5).	28	28	Based on submitted reserved matters application.
498	Land E Barrowhall Lane	Whittle Hall (CNT WT16)	2009	Whittle Hall	0.92	Yes	2006/08808	PDL	Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development that is largely built out. Remaining capacity is therefore considered to be deliverable (0 - 5).	22	22	Based on approved planning application.
1832	Whittle Hall Farm	Littledale Road, Whittle Hall, Warrington	2009	Whittle Hall	0.71	No	n/a	GF	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).	8	8	Cautious estimate (2 conversions and 6 new build). Application of density would be inappropriate given need to retain existing buildings.
1642	Bewsey Old Hall	Bewsey Farm Close, Warrington	2009	Whittle Hall	3.03	Yes	2007/10550 and ATM/06/00323WVF	GF / PDL	Site is considered suitable, available and achievable and currently benefit from a planning approval for residential development. Given concerns over apartments in the short-term however, the site is considered to be developable in the medium-term i.e. 5 - 10 year period.	55	55	Based on approved planning application.
1843	Remainder of Whittle Hall 16	Off Stockdale Court Crescent	2009	Whittle Hall	0.22	No	n/a	PDL	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).	7	7	Application of 35 dph density.

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

SHLAA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
1821	56 - 58 Bewsey Road	Bewsey Road	2009	Bewsey & Whitecross	0.1	Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable (10-15).	9	9	Based on previous planning application which proposed 9 apartments (2006/08378).
1822	41 Froghall Lane	41 Froghall Lane	2009	Bewsey & Whitecross	0.01	Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable (10-15).	4	3	Based on previous planning application which proposed subdivision of existing property into 4 self contained apartments (2006/08903).
1844	Lock up garages south west of Wellfield Street	Off Wellfield Street	2009	Bewsey & Whitecross	0.14	Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable (10-15).	6	6	Based on indicative layout plan produced for the purposes of pre-application discussions.
1800	Land Adjacent to Rose Villa	Adjacent to Rose Villa, Penkford Lane, Collins Green	2009	Burtonwood & Winwick	0.27	Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period providing the extant consent for a care home is not implemented (to be monitored). The site is therefore considered to be developable (10-15).	6	6	Based on the capacity of a previously approved development proposal in 2001.
1712	312 Warrington Rd, Glazebury	Warrington Road, Glazebury	2009	Culcheth, Glazebury & Croft	0.34	Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable (10-15).	4	3	Continuation of existing build line to develop 4 houses along the site frontage.
1739	Land opp Chat Moss PH	Warrington Road, Glazebury	2009	Culcheth, Glazebury & Croft	0.11	Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable (10-15).	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	2009	Culcheth, Glazebury & Croft	0.26	Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable (10-15).	8	8	Application of 35 dph density.
1708	Worldwide Communications Ltd.	Percival Street, Warrington, WA1 2JE	2009	Fairfield & Howley	0.03	Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable (10-15).	2	2	Based on development of a pair of semi-detached dwellings as proposed by previous planning applications.

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

SHLAA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Concluding Comments	Recommended gross capacity?	Recommended net capacity?	Capacity Comments
1881	Land between 49 - 51 Orford Green	Land between 49 - 51 Orford Green	2009	Orford	0.04	Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable (10-15).	2	2	Based on development of one pair of semi detached houses.
2145	St. Margarets Infant Block	St. Margarets Infant Block	2010	Orford	0.5	Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable (10-15).	17	17	Application of 35 dph density.
1854	Lock up garages to the rear of 73 - 83 Windermere Avenue	Rear of 73 - 83 Windermere Avenue	2009	Poplars & Hulme	0.05	Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable (10-15).	1	1	Assumed site would accommodate a single dwelling.
1803	Land to North of Birchwood Way	Land to North of Birchwood Way, Longbarn, Warrington	2009	Poulton North	5.24	Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable (10-15).	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	2009	Poulton South	0.06	Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable (10-15).	1	1	Based on previous proposals to develop a single dwelling on the site.
1855	Land off Hollow Drive	Hollow Drive, Stockton Heath	2009	Stockton Heath	0.36	Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable (10-15).	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'

SHAA Ref	Site Name	Site Address	Year 1st Included within SHAA?	Ward Name	Site Area (Ha)	Planning permission?	Application Reference	Conducting Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2011	2012	2013	2014	2015	Deliverable 2010 - 2015	Forecast Source / Comments
581	Britannia Wire Works	Bewsey Road, Warrington	2009	Bewsey & Whitecross	8.00	Yes	20060800 plus series of subsequent amendments	Suitable, available and achievable	377	377	Based on approved planning application.	30	30	30	30	150	Application of stakeholder agreed completion rates with development having already commenced.	
1211	Former Christadelphian Hall	Junction of Museum Street and Winmarleigh Street Warrington	2009	Bewsey & Whitecross	0.06	Yes	20050501	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	2009	Bewsey & Whitecross	1.75	Yes	20060800	Suitable, available and achievable	100	100	Based on approved planning application.	30	27			57	Application of stakeholder agreed completion rates.	
1249	George Howard Scrap Yard Ltd	94 Folly Lane, Warrington, WA5 0NG	2009	Bewsey & Whitecross	1.33	Yes	20030441 and 20071025	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.	
1410	111-113 Bewsey Road	Warrington, WA5 0JT	2009	Bewsey & Whitecross	0.04	Yes	20071068	Suitable, available and achievable	1	1	Based on updated discussions with the land owner as opposed to approved capacity.					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	2009	Bewsey & Whitecross	0.09	Yes	20071202	Suitable, available and achievable	16	16	Based on approved planning application.				16	16	Commencement and completion likely towards the end of the deliverable 0 - 5 year period.	
1427	35-37 Bewsey Street	35-37 Bewsey Street, WA2 7JA	2009	Bewsey & Whitecross	0.01	Yes	20071306	Suitable, available and achievable	9	9	Whilst approved consent is for 6 apartments a revised application (which is as yet					9	Commencement and completion likely in the deliverable 0 - 5 year period.	

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

SHA Ref	Site Name	Site Address	Year 1st Included within SHA?	Ward Name	Site Area (Ha)	Planning permission?	Application Reference	Conducting Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2011	2012	2013	2014	2015	Deliverable 2010 - 2015	Forecast Source / Comments
1439	Saxon Park East	Liverpool Road	2009	Bewsey & Whitecross	2.2	Yes	2007/2043	Suitable, available and achievable	67	67	Based on approved planning application.	15	30	22		67	67	Commencement and completion likely in the deliverable 0 - 5 year period.
2028	25, Bold Street	Warrington, WA1 1HQ	2009	Bewsey & Whitecross	0.02	Yes	2008/3088	Suitable, available and achievable	2	2	Based on approved planning application.	2				2	2	Commencement and completion likely in the deliverable 0 - 5 year period.
2034	109, Bridge Street	Warrington, WA1 2HR	2009	Bewsey & Whitecross	0.01	Yes	2008/3351	Suitable, available and achievable	1	1	Based on approved planning application.	1				1	1	Commencement and completion likely in the deliverable 0 - 5 year period.
2041	United Fleet Distribution Ltd	61 Bewsey Street, Warrington, WA2 7JQ	2009	Bewsey & Whitecross	0.01	Yes	2009/3811	Suitable, available and achievable	1	1	Based on approved planning application.	1				1	1	Commencement and completion likely in the deliverable 0 - 5 year period.
1845	Land fronting Kimberley Street	Land fronting Kimberley Street	2009	Bewsey & Whitecross	0.06	Yes	2009/5402	Suitable, available and achievable	3	3	Based on approved planning application.	3				3	3	Commencement and completion likely in the deliverable 0 - 5 year period.
1871	Wellfield Street lock up garages	North and west of 60 Wellfield Street	2009	Bewsey & Whitecross	0.16	No	2009/5489	Suitable, available and achievable	6	6	Based on construction of 6 dwellings as proposed in planning application 2009/14957.			6		6	6	Commencement and completion likely in the deliverable 0 - 5 year period.
2106	Kenfair, Back Lane, Burtonwood, Warrington, WA5 4AG	Kenfair, Back Lane, Burtonwood, Warrington, WA5 4AG	2010	Burtonwood & Winwick	0.16	Yes	2009/4673	Suitable, available and achievable	1	1	Loss associated with one replacement has been recorded in the current year where as the new dwelling is only under	1				1	1	Completion likely within the next 12 months.

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



SHAA Ref	Site Name	Site Address	Year 1st Included within SHAA?	Ward Name	Site Area (Ha)	Planning permission?	Application Reference	Conducting Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2011	2012	2013	2014	2015	Deliverable 2010 - 2015	Forecast Source / Comments
1308	113 Twiss Green Lane	Culcheth, Warrington, WA3 4HX	2009	Culcheth, Glazebury & Croft	0.08	Yes	ZD060762	Suitable, available and achievable	1	1	Loss recorded in previous year so net forecast is 1.	1					1	Completion likely within the next 12 months.
1402	165 Bent Lane	Culcheth, WA3 5ES	2009	Culcheth, Glazebury & Croft	0.2	Yes	ZD091371	Suitable, available and achievable	1	1	Based on approved planning application. Loss occurred in 2009/10 so net capacity for forecasting reasons is 1.	1					1	Loss occurred in 2009/10 so net capacity for forecasting reasons is 1.
1423	6-6a Holcroft Lane	Culcheth, Warrington, WA3 5AJ	2009	Culcheth, Glazebury & Croft	0.17	Yes	ZD071250	Suitable, available and achievable	1	1	Loss associated with one for one replacement recorded in previous year. Net capacity for forecast reasons is therefore 1.		1				1	Completion expected within the next 24 months.
2005	106-112, Church Lane	Culcheth, WA3 5DJ	2009	Culcheth, Glazebury & Croft	0.27	Yes	ZD072449	Suitable, available and achievable	9	9	Based on recently submitted application which reduces approved capacity by one.	4	5				9	Completion of units likely in the next 24 months.
2030	Land between the Methodist Church and 280 Warrington Road	Glazebury, WA3 5LG	2009	Culcheth, Glazebury & Croft	0.13	Yes	ZD073346	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, Churchill Avenue	Culcheth, WA3 5HU	2009	Culcheth, Glazebury & Croft	0.22	Yes	ZD073623	Suitable, available and achievable	7	7	Based on approved planning application.	7					7	Completion likely within the next 12 months.

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

SHA Ref	Site Name	Site Address	Year first included within SHA?	Ward Name	Site Area (Ha)	Planning permission?	Application Reference	Conducting Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2011	2012	2013	2014	2015	Deliverable 2010 - 2015	Forecast Source / Comments
1606	Land at Attlee Avenue / Churchill Avenue	Churchill Avenue / Attlee Avenue, Mee Brow	2009	Culcheth, Glazebury & Croft	0.28	Yes	ZD091536	Suitable, available and achievable	8	8	Based on approved planning application	8					8	Completion likely within the next 12 months owing to conditions attached to funding.
1599	Charnock Road garage site	Eastern end of Charnock Rd cul-de-sac, off Warrington Road, Culcheth	2009	Culcheth, Glazebury & Croft	0.13	Yes	ZD091540	Suitable, available and achievable	3	3	Based on approved planning application.	3					3	Completion likely within the next 12 months owing to conditions attached to funding.
2112	75 Culcheth Hall Drive, Warrington, WA3 4PX	75 Culcheth Hall Drive, Warrington, WA3 4PX	2010	Culcheth, Glazebury & Croft	0.13	Yes	ZD091510	Suitable, available and achievable	1	1	Loss associated with one for one replacement recorded in current year 2009/10 prior to gross completion. Net capacity for forecast reasons is therefore 1.	1					1	Completion likely within the next 12 months.
1110	26 Salisbury Street	26 Salisbury Street, Warrington	2009	Fairfield & Howley	0.01	Yes	ZD071055	Suitable, available and achievable	1	1	Based on approved planning application.	1					1	Commencement and completion likely in the deliverable 0 - 5 year period.
1260	Land at former Carrington Wire Works and site of Mayne Coaches,	Battersby Lane, Warrington	2009	Fairfield & Howley	8.60	Yes	ZD060636	Suitable, available and achievable	579	579	Based on approved planning application.	58					58	Kick-Start funding requires completion of units prior to April 2011. Remaining units, most of which are at an advanced stage of construction, will therefore be completed during 2010/11.
1711	APW Thomas Locker Site	Church Street	2009	Fairfield & Howley	1.39	Yes	ZD071612	Suitable, available and achievable	32	32	Based on an indicative site layout prepared for the landowner in July 2009 (32 houses on rear of site)	15	17				32	Application of stakeholder agreed completion rates with commencement and completion of the site anticipated in the deliverable 0 - 5 year period.

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



SHAA Ref	Site Name	Site Address	Year 1st Included within SHAA?	Ward Name	Site Area (Ha)	Planning permission?	Application Reference	Conducting Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2011	2012	2013	2014	2015	Deliverable 2010 - 2015	Forecast Source / Comments
1877	Rear of the Highway Man	Manchester Road, WA1 3NJ	2009	Fairfield & Howley	0.16	No	n/a	Suitable, available and achievable	12	12	Application of 40 dph density. Also mirrors capacity of indicative site layout produced by potential developer during 2009/10.		12				12	Delivery of single apartment block (100% affordable) in the short-term.
2120	St Johns Church, Grantham Avenue, Warrington,	Grantham Avenue, Warrington	2010	Fairfield & Howley	0.12	Yes	200916376	Suitable, available and achievable	7	7	Based on approved planning application.	7					7	Commencement and completion likely in the deliverable 0 - 5 year period.
2122	306-308 Manchester Road, Warrington, WA1 3RE	306-308 Manchester Road, Warrington, WA1 3RE	2010	Fairfield & Howley	0.05	Yes	201016323	Suitable, available and achievable	2	2	Based on approved planning application.	2					2	Commencement and completion likely in the deliverable 0 - 5 year period.
1328	Land at Deans Lane	The Wall Warrington WA4 2TN	2009	Grappenhall & Thelwall	0.91	Yes	200603242	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	2009	Great Sankey North	0.06	Yes	200711209	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) 1 North View, Great Sankey	2009	Great Sankey North	0.1	Yes	200915413	Suitable, available and achievable	2	2	Based on approved planning application.	2					2	Completion of units likely within 12 months owing to conditions attached to funding.
1261	Ford Farm	Eastford Road Lower Walton Warrington	2009	Hatton, Stretton & Walton	0.42	Yes	200703355	Suitable, available and achievable	4	4	Based on approved planning application.		4				4	Commencement and completion likely in the deliverable 0 - 5 year period.

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

SHA Ref	Site Name	Site Address	Year 1st Included within SHA?	Ward Name	Site Area (Ha)	Planning permission?	Application Reference	Conducting Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2011	2012	2013	2014	2015	Deliverable 2010 - 2015	Forecast Source / Comments
2047	Fir Tree Farm	FIR TREE CLOSE STRETTON WARRINGTON WA4 4LY	2009	Hatton, Stretton & Walton	0.25	Yes	2009/4025	Suitable, available and achievable	2	2	Based on approved planning application.	2					2	Commencement and completion likely in the deliverable 0 - 5 year period.
1201	New World Ltd	New World House, Thelwall Lane, Warrington, WA4 1NL	2009	Latchford East	13.91	Yes	2007/1944	Suitable, available and achievable	485	485	Based on approved planning application.	30	30	30	30		150	Application of stakeholder agreed completions rates.
1424	Manor Lock	Junction Of Westy Lane / Grange Avenue, Warrington	2009	Latchford East	0.21	Yes	2009/4932	Suitable, available and achievable	18	18	Based on pending planning application which proposes an increase of 2 units against the existing approval for 16.						18	Commencement and completion likely in the deliverable 0 - 5 year period.
1451	Cantleaver Gardens	Station Road, Warrington, WA4 2GU	2009	Latchford East	0.20	Yes	2009/1860	Suitable, available and achievable	14	14	Based on approved planning application.						14	Commencement and completion likely in the deliverable 0 - 5 year period.
1619	1 - 5 Kingsway South	1 - 5 Kingsway South	2009	Latchford East	0.07	Yes	2009/6360	Suitable, available and achievable	8	8	Based on approved planning application.						8	Commencement and completion likely in the deliverable 0 - 5 year period.
1684	Former school canteen at Henshall Avenue	Corner of Henshall Avenue / Davies Avenue opposite St. Augustines R.C. Primary School	2009	Latchford East	0.09	Yes	2009/6368	Suitable, available and achievable	4	4	Based on approved application	4					4	Completion likely within 12 months owing to conditions attached to funding.
1864	Eagle Ottowa UK Ltd	Corner of Thelwall Lane and Nook Lane, Latchford, Warrington	2009	Latchford East	1.92	No	n/a	Suitable, available and achievable	92	92	Based on indicative layout prepared by site owner early 2010.			15	30	30	75	Application of stakeholder agreed completion rates with commencement in the deliverable 0 - 5 year period.
1138	102/102a Wilderspool Causeway	102/102a Wilderspool Causeway	2009	Latchford West	0.02	Yes	2007/1460	Suitable, available and achievable	4	4	Based on approved planning application.						4	Commencement and completion likely in the deliverable 0 - 5 year period.

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



SHAA Ref	Site Name	Site Address	Year 1st Included within SHAA?	Ward Name	Site Area (Ha)	Planning permission?	Application Reference	Conducting Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2011	2012	2013	2014	2015	Deliverable 2010 - 2015	Forecast Source / Comments
1262	Land at Western end of Greenalls Avenue	Latchford, Warrington	2009	Latchford West	0.67	Yes	2009/146 and 2009/334	Suitable, available and achievable	41	41	Based on revised layout associated with planning application 2010/16177 but which is as yet undetermined.		15	26			41	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,	Lower Walton And Land To Immediate South Of, Landseer Avenue And, Cranborne Avenue Warrington	2009	Latchford West	9.73	Yes	2009/326	Suitable, available and achievable	250	250	Based on approved planning application.	40	30	30	30	160	40 completions in 2010/11 owing to conditions attached to kick-start funding. Application of stakeholder agreed completion rates from post 2010/11.	
1440	G & J Greenalls Site	South Of Loushers Lane	2009	Latchford West	4.78	Yes	2007/235	Suitable, available and achievable	120	120	Reduced capacity is based on pre-application discussions with developer now in control of site.		15	30	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	2009	Latchford West	0.18	Yes	2007/233	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	2009	Latchford West	0.02	No	2010/655	Suitable, available and achievable	1	1	Based on erection of a single dwelling as proposed by planning application 2010/16515.					1	Commencement and completion likely in the deliverable 0 - 5 year period.	
538	Land off Sandy Lane	Oughtrington, Lymm	2009	Lymm	0.19	Yes	2007/076	Suitable, available and achievable	14	14	Based on approved planning application.		10				10	Commencement and completion likely mid way through the deliverable 0 - 5 year period given that the site has stalled at present.

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

SHA Ref	Site Name	Site Address	Year 1st Included within SLA?	Ward Name	Site Area (Ha)	Planning permission?	Application Reference	Conducting Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2011	2012	2013	2014	2015	Deliverable 2010 - 2015	Forecast Source / Comments
614	Land @ Longbutt Lane	Oughtington Lane, Lymm	2009	Lymm	5.96	Yes	2004002	Suitable, available and achievable	214	214	Based on approved planning application.	22					22	Completion likely in the deliverable 0 - 5 year period.
1050	Lymm Service Station	114 Booths Hill Road, Lymm, Warrington	2009	Lymm	0.10	Yes	20091321	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	2009	Lymm	0.41	Yes	20040300	Suitable, available and achievable	21	21	Based on approved capacity for this element of the site.		6	15			21	Commencement and completion likely mid way through the deliverable 0 - 5 year period given that the site has stalled at present.
1058	Sewage Works	off Reddish Lane Lymm Warrington	2009	Lymm	2.40	Yes	20071263	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	2009	Lymm	0.02	Yes	20040463	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	2009	Lymm	0.11	Yes	20050666	Suitable, available and achievable	1	1	Based on approved planning application.		1				1	Commencement and completion likely in the deliverable 0 - 5 year period.
1415	Aston Berkeley Systems Ltd,	Berkeley House Whitbarrow Road Lymm WA139AR	2009	Lymm	0.08	Yes	20071021	Suitable, available and achievable	5	5	Based on approved planning application.		5				5	Commencement and completion likely in the deliverable 0 - 5 year period.
2035	12a, Brookfield Road	Lymm, WA130QJ	2009	Lymm	0.09	Yes	20091366	Suitable, available and achievable	1	1	Loss recorded in previous year so net forecast is 1.	1					1	Completion likely in the next 12 months.
2051	Land at Pool Bank Farm	Pool Lane, Lymm, WA13 9BJ	2009	Lymm	0.43	Yes	A0246663	Suitable, available and achievable	10	10	Based on approved planning application.		5				10	Commencement and completion likely in the deliverable 0 - 5 year period.

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



SHAA Ref	Site Name	Site Address	Year 1st Included within SHAA?	Ward Name	Site Area (Ha)	Planning permission?	Application Reference	Conducting Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2011	2012	2013	2014	2015	Deliverable 2010 - 2015	Forecast Source / Comments
1579	Tennis Courts at Manor Close	Manor Close, Lymm	2009	Lymm	0.12	No	n/a	Suitable, available and achievable	3	3	Based on indicative layouts produced for the purposes of pre application discussions.		3				3	Commencement and completion likely in the deliverable 0 - 5 year period.
2105	Warehouse, Agden Wharf, Burford Lane, Lymm, WA13 0SL	Warehouse, Agden Wharf, Burford Lane, Lymm, WA13 0SL	2010	Lymm	0.06	Yes	2009/436	Suitable, available and achievable	2	2	Based on approved planning application.		2				2	Commencement and completion likely in the deliverable 0 - 5 year period.
2119	Wet Gate Lane Farm, Wet Gate Lane, Lymm, WA13 9SN	Wet Gate Lane Farm, Wet Gate Lane, Lymm, WA13 9SN	2010	Lymm	0.01	Yes	2009/423	Suitable, available and achievable	1	1	Based on approved planning application.		1				1	Commencement and completion likely in the deliverable 0 - 5 year period.
1245	The Corner House	98 Sandy Lane, Warrington, WA2 9HX	2009	Orford	0.83	Yes	2009/663	Suitable, available and achievable	11	11	Based on approved planning application.				11		11	Commencement and completion likely in the deliverable 0 - 5 year period.
1880	7 Hallfields Road	7 Hallfields Road	2009	Orford	0.08	No	2010/674	Suitable, available and achievable	3	2	Based on pending application.			2			2	Commencement and completion likely in the deliverable 0 - 5 year period.
2141	54, Statham Avenue	54, Statham Avenue	2010	Orford	0.11	No	n/a	Suitable, available and achievable	11	11	Based on indicative layout now being progressed to a formal application by Arena Housing Association.		11				11	Commencement and completion likely in the deliverable 0 - 5 year period.
1400	108 Farnworth Road	Penketh, Warrington	2009	Penketh & Cuerdley	0.07	Yes	2009/349	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	Completion expected within 12 months.

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

SHA Ref	Site Name	Site Address	Year 1st Included within SLA?	Ward Name	Site Area (Ha)	Planning permission?	Application Reference	Conducting Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2011	2012	2013	2014	2015	Deliverable 2010 - 2015	Forecast Source / Comments
1426	Land between 40 and 50 South Dale	Penketh, Warrington, WA5 2AD	2009	Penketh & Cuerdley	0.13	Yes	2007/1303	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	2009	Penketh & Cuerdley	0.08	Yes	2008/1271	Suitable, available and achievable	2	2	Based on approved planning application.		2				2	Commencement and completion likely in the deliverable 0 - 5 year period.
2019	Brook House Farm,	39 Farnworth Road Penketh WARRINGTON Cheshire WA5 2SE	2009	Penketh & Cuerdley	0.23	Yes	2008/2871	Suitable, available and achievable	1	1	Loss recorded in previous year so net forecast is 1.	1					1	Loss has been recorded and accounted for in previous (2008/09) monitoring period so for forecast purposes net capacity is 1.
1601	Cartmel Avenue garage site	Cartmel Avenue	2009	Poplars & Hulme	0.08	Yes	2010/1591	Suitable, available and achievable	2	2	Based on approved planning application.						2	Conditions attached to funding require completion prior to April 2011.
2148	Land off Sealand Close	Land off Sealand Close	2010	Poulton North	0.5	No	2010/1635	Suitable, available and achievable	10	10	Based on submitted planning application		10				10	Commencement and completion within 24 months owing to conditions attached to funding.
1643	Bruche former Police Training Centre	Off Greenway	2009	Poulton South	8.81	No	n/a	Suitable, available and achievable	300	300	Based on indicative layouts prepared by HCA.			15	30	30	75	Stakeholder agreed completion rates. Assumed that two developers would be active on the site from 2015/16 hence the increase in forecast completions from this point onwards.
1124	Spruce tops	Hillock Lane, Woolston	2009	Rixton & Woolston	0.02	Yes	2010/2755	Suitable, available and achievable	1	1	Loss recorded in previous year so net forecast is 1.	1					1	Commencement and completion likely in the deliverable 0 - 5 year period.
1149	27 Grappenhall Road	Stockton Heath, Warrington	2009	Stockton Heath	0.04	Yes	2006/7692	Suitable, available and achievable	1	1	Loss has already been recorded so net capacity is one for	1					1	Completion anticipated within next 12 months.

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



SHAA Ref	Site Name	Site Address	Year 1st Included within SHAA?	Ward Name	Site Area (Ha)	Planning permission?	Application Reference	Conducting Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2011	2012	2013	2014	2015	Deliverable 2010 - 2015	Forecast Source / Comments
2017	66a, Grappenhall Road	Stockton Heath, Warrington, WA4 2AX	2009	Stockton Heath	0.10	Yes	ZD0912819	Suitable, available and achievable	1	1	Based on approved planning application.	1					1	Completion anticipated within next 12 months.
2036	Land Bounded by Montclare Crescent, Brian Avenue & Chester Road, Stockton Heath, WARRINGTON, WA4 2SA	Stockton Heath, WARRINGTON, WA4 2SA	2009	Stockton Heath	1.53	Yes	ZD0913417	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.
2109	65 Whitefield Road, Stockton Heath, Warrington, WA4 6NA	65 Whitefield Road, Stockton Heath, Warrington, WA4 6NA	2010	Stockton Heath	0.08	Yes	ZD0914874	Suitable, available and achievable	1	1	Based on approved planning application.	1				1		Completion likely within 12 months.
261	KW8 N Tourney Green	KW8 N Tourney Green	2009	Westbrook	2.78	No	ZD1016329	Suitable, available and achievable	99	99	Based on pending planning application.		15	30	24	99		Application of stakeholder agreed completion rates with commencement in the deliverable 0 - 5 year period.
4874	Phase 4 Chapelford Urban Village	Off Whittle Avenue, Great Sankey	2009	Whittle Hall	4.48	Yes	ZD1016326	Suitable, available and achievable	120	120	Based on approved planning application.	12				12		Developer has confirmed remaining completions likely within 12 months.
4870	Chapelford Urban Village, Whittle Hall (Remainder)	Off Whittle Avenue, Great Sankey	2009	Whittle Hall	21.13	Yes	9910635	Suitable, available and achievable	355	355	Remaining capacity after reserved matters and completed phases have been subtracted from approved outline quantity (approx 2000)			30	30	60		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	2009	Whittle Hall	2.59	Yes	ZD080821	Suitable, available and achievable	147	147	Based on approved planning application.	20	9			29		Site expected to be largely complete within next 12 months.

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

SHA Ref	Site Name	Site Address	Year 1st Included within SHA?	Ward Name	Site Area (Ha)	Planning permission?	Application Reference	Conducting Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2011	2012	2013	2014	2015	Deliverable 2010 - 2015	Forecast Source / Comments
4876	Phase 6 Chapelford Urban Village	Off Whittle Avenue, Great Sankey	2009	Whittle Hall	5.88	Yes	2007/024	Suitable, available and achievable	126	126	Based on approved planning application.	25					25	Site expected to be completed within next 12 months.
4877	Phase 7 Chapelford Urban Village	Off Whittle Avenue, Great Sankey	2009	Whittle Hall	3.23	Yes	2006/024	Suitable, available and achievable	71	71	Based on approved planning application.	1					1	Site expected to be completed within next 12 months.
4878	Phase 8a - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	2009	Whittle Hall	2.08	Yes	2006/029	Suitable, available and achievable	123	123	Based on approved planning application.		15	13			28	No completions anticipated in 10/11 owing to prioritisation of phase 8b.
4879	Phase 8b - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	2010	Whittle Hall	1.76	Yes	2009/635	Suitable, available and achievable	71	71	Based on approved planning application.		26	30			71	Application of stakeholder agreed completion rates which assume continuation of multiple developers on site.
4872	Elderly Affordable Phase - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	2009	Whittle Hall	2.00	Yes	99/40635	Suitable, available and achievable	112	112	Based on pre application discussions.		15	30	37		112	Application of stakeholder agreed completion rates with commencement and completion in the deliverable period.
4879	Phase 9a - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	2009	Whittle Hall	1.44	Yes	2007/038 and 2009/457	Suitable, available and achievable	45	45	Based on approved planning application.	20	7				27	Site expected to be largely complete within next 12 months.
4891	Phase 9b - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	2010	Whittle Hall	1.68	Yes	2010/688	Suitable, available and achievable	57	57	Based on approved planning application.	5	22	30			57	Application of stakeholder agreed completion rates with commencement and completion in the deliverable period.
4870	Phase 10a - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	2010	Whittle Hall	0.52	Yes	2009/635	Suitable, available and achievable	89	89	Based on approved planning application.	50	30	9			89	Large volume of completions expected in 2010/11 owing to conditions attached to kick-start funding.

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



SHA Ref	Site Name	Site Address	Year 1st Included within SHA?	Ward Name	Site Area (Ha)	Planning permission?	Application Reference	Conducting Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2011	2012	2013	2014	2015	Deliverable 2010 - 2015	Forecast Source / Comments
4372	Phase 12 - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	2010	Whittle Hall	3.32	Yes	99/40635	Suitable, available and achievable	70	70	Based on confirmed future phase indicative layout prepared by developer.	15	30	25		70	Application of stakeholder agreed completion rates with commencement and completion in the deliverable period.	
4376	Phase 16 - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	2010	Whittle Hall	1.21	Yes	2010/6536	Suitable, available and achievable	28	28	Based on submitted reserved matters application.	15	13		28	Application of stakeholder agreed completion rates with commencement and completion in the deliverable period.		
498	Land E Barrowhall Lane	Whittle Hall (CNT WT16)	2009	Whittle Hall	0.92	Yes	2006/6638	Suitable, available and achievable	22	22	Based on approved planning application.	2			2	Site expected to be completed within next 12 months.		



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'



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

SLAA Ref	Site Name	Site Address	Year 1st included within SLAA?	Ward Name	Site Area (Ha)	Planning Permission?	GF / PDL	Conducting Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2015/16	2016/17	2017/18	2018/19	2019/20	Developable 2015 - 2020	Forecast Source / Comments
581	Britannia Wire Works	Bewsey Road, Warrington	2009	Bewsey & Whitecross	8.00	Yes	PDL	Suitable, available and achievable	377	377	Based on approved planning application.	33					33	Application of stakeholder agreed completion rates with development having already commenced.
2014	YMCA, Hamnett Court, Birchwood	Ainscough Road, Birchwood, WA3 7PL	2009	Birchwood	0.77	No	PDL	Suitable, available and achievable	45	45	Based on most recent, albeit later withdrawn, planning application.	15	30				45	Application of stakeholder agreed completion rates with commencement in the developable 6 - 10 year period.
1092	Farrell Street South	Farrell Street South	2009	Fairfield & Howley	7.08	Yes	PDL	Suitable, available and achievable	372	372	Based on approved planning application.	15	30	30			135	Application of stakeholder agreed completion rates with commencement in the developable 5 - 10 year period.
1108	Edwards Cheshire	Navigation Street, Warrington	2009	Fairfield & Howley	0.57	Yes	PDL	Suitable, available and achievable	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	2009	Fairfield & Howley	0.09	No	PDL	Suitable, available and achievable	5	5	Based on indicative layout based on 5 houses produced for pre-application purposes.	5					5	Commencement and completion likely in the developable 5 - 10 year period.
1101	Howley Quay	Howley Lane, Warrington, WA1 2OZ	2009	Fairfield & Howley	0.62	No	PDL	Suitable, available and achievable	34	34	Indicative layouts produced for the purposes of recent pre-application discussions.		34				34	Commencement and completion likely in the developable 10 - 15 year period.
1412	Land At Dawson House,	Liverpool Road, Great Sankey, Warrington	2009	Great Sankey North	5.78	Yes	PDL	Suitable, available	145	145	Based on approved	15	30	30	40		145	Application of stakeholder agreed completion rates with

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

SHAA Ref	Site Name	Site Address	Year 1st Inducted within SHAA?	Ward Name	Site Area (Ha)	Planning Permission?	GF / PDL	Conducting Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2015/6	2016/7	2017/8	2018/9	2019/20	Developable 2015 - 2020	Forecast Source / Comments
								and achievable			planning application.							commencement in the developable 5 - 10 year period.
957	1 Dover Road	Latchford, Warrington	2009	Latchford East	0.02	Yes	PDL	Suitable, available and achievable	9	9	Based on approved planning application.	9	9				9	Commencement and completion likely in the developable 5 - 10 year period.
1090	Beers Building Co	Station Road, Latchford	2009	Latchford East	1.70	Yes	PDL	Suitable, available and achievable	123	123	Based on approved planning application.	15	30	30	30	18	123	Commencement and completion likely in the developable 5 - 10 year period.
1091	Manchester Ship Canal	Mineral Railway, Thelwall Lane, Latchford	2009	Latchford East	2.54	Yes	PDL	Suitable, available and achievable	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	2009	Latchford East	14.30	Yes	PDL	Suitable, available and achievable	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	2009	Latchford East	13.91	Yes	PDL	Suitable, available and achievable	485	485	Based on approved planning application.	30	30	30	30	30	150	Application of stakeholder agreed completion rates.
1864	Eagle Ottawa UK Ltd	Corner of Thelwall Lane and Nook Lane, Latchford, Warrington	2009	Latchford East	1.92	No	PDL	Suitable, available and achievable	92	92	Based on indicative layout prepared by site owner early 2010.	17					17	Application of stakeholder agreed completion rates with commencement in the deliverable 0 - 5 year period.
1104	Springbank Service Station	186-188 Chester Road, Warrington	2009	Latchford West	0.06	Yes	PDL	Suitable, available and achievable	9	9	Based on approved planning application.		9				9	Commencement and completion likely in the developable 5 - 10 year period.
1411	Former timber planning mill off Chester Road,	Lower Walton And Land To Immediate South Of, Landseer Avenue And, Cranborne Avenue Warrington	2009	Latchford West	9.73	Yes	PDL	Suitable, available and achievable	250	250	Based on approved planning application.	30	30	30			90	40 completions in 2010/11 owing to conditions attached to kick-start funding. Application of stakeholder agreed completion rates from post 2010/11.

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



SHAA Ref	Site Name	Site Address	Year 1st Included within SHAA?	Ward Name	Site Area (Ha)	Planning Permission?	GF / PDL	Conducting Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2015/16	2016/17	2017/18	2018/19	2019/20	Developable 2015 - 2020	Forecast Source / Comments
1440	G & J Greenalls Site	South Of Loushers Lane	2009	Latchford West	4.78	Yes	PDL	Suitable, available and achievable	120	120	Reduced capacity is based on pre-application discussions with developer now in control of site.	30	15				45	Application of stakeholder agreed completion rates with commencement in the deliverable 0 - 5 year period.
1643	Bruche former Police Training Centre	Off Greenway	2009	Poulton South	8.81	No	PDL	Suitable, available and achievable	300	300	Based on indicative layouts prepared by HCA.	60	60	45			225	Stakeholder agreed completion rates. Assumed that two developers would be active on the site from 2015/16 hence the increase in forecast completions from this point onwards.
4870	Chapelford Urban Village, Whittle Hall (Remainder)	Off Whittle Avenue, Great Sankey	2009	Whittle Hall	21.13	Yes	PDL	Suitable, available and achievable	355	355	Remaining capacity after reserved matters and completed phases have been subtracted from approved outline quantity (approx 2000)	60	60	60	55		295	Application of stakeholder agreed completion rates which assume continuation of multiple developers on site.
1642	Bewsey Old Hall	Bewsey Farm Close, Warrington	2009	Whittle Hall	3.03	Yes	GF / PDL	Suitable, available and achievable	55	55	Based on approved planning application.	7	48				55	Completions in bulk owing to apartment development. 7 within the main hall and 48 with a new build block.



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



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

SHA Ref	Site Name	Site Address	Year 1st listed within SHA?	Ward Name	Site Area (Ha)	Planning permission?	Application Reference	GF / PDL	Outgoing Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2021	2022	2023	2024	2025	Developable 2020 - 2025	Forecast Source / Comments
308	Land at Appleton Cross	Off Dipping Brook Avenue	2009	Appleton	22	No	n/a	GF	Suitable, available and affordable	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 / Aley Rd, Appleton Thorn	Land off Stretton Rd / Aley Rd, Appleton Thorn	2009	Appleton	2.92	No	n/a	GF	Suitable, available and affordable	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	10				82	Commencement in the deliverable 10 - 15 year period. Completion rates agreed with land owner / developer.
1029	Land at John St/Winwick Street	Land at John St/Winwick Street, Warrington	2009	Bewsey & Whitecross	0.84	Yes	20070337	PDL	Suitable, available and affordable	42	42	Application of 50 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.
1401	Land at Winwick Street	Tanners Lane, Dallam Lane, Warrington	2009	Bewsey & Whitecross	3	Yes	200607132	PDL	Suitable, available and affordable	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 apartment blocks.	
1721	St Albans Catholic Club	Bewsey Street, Warrington	2009	Bewsey & Whitecross	0.1	No	n/a	PDL	Suitable, likely to become available and affordable	35	35	Indicative layouts have previously shown 70 apartments. Cautious approach adopted which assumes a 50% reduction.						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	Winmarleigh Street	2009	Bewsey & Whitecross	0.05	No	n/a	PDL	Suitable, likely to become available and affordable	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

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

SHA Ref	Site Name	Site Address	Year 1st Ind'd within SHA?	Ward Name	Site Area (Ha)	Planning permission?	Application Reference	GF / PDL	Ordinary Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2021	2022	2023	2024	2025	Developable 2020 - 2025	Forecast Source / Comments
1729	Site of former temporary bus station offices	Land at corner of Winwick St / Crown St	2009	Bewsey & Whitecross	0.06	No	n/a	GF	Suitable, likely to become available and adequate	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	Bostock St Playground	Corner of Bostock St / Collins St	2009	Bewsey & Whitecross	0.05	No	n/a	PDL	Suitable, likely to become available and adequate	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	2009	Bewsey & Whitecross	0.85	No	n/a	PDL	Suitable, likely to become available and adequate	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.
1746	Site of former Kwik Save	Academy Way / Church Street, Warrington, WA1 2BJ	2009	Bewsey & Whitecross	0.39	No	n/a	PDL	Suitable, likely to become available and adequate	28	28	Application of 70 dph density owing to town centre location.		28				28	Commencement within the developable 10 - 15 year period with completions occurring in a single year owing to anticipation of a single apartment block.
1835	Land at Time Square	Bank Street, Warrington	2009	Bewsey & Whitecross	1.3	No	n/a	PDL	Suitable, available and adequate	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.

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



SHAA Ref	Site Name	Site Address	Year 1st Ind'd within SHAA?	Ward Name	Site Area (Ha)	Planning pursued?	Application Reference	GF / PDL	Ordng Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2021	2022	2023	2024	2025	Developable 2020 - 2025	Forecast Source / Comments
1754	Warrington Baths Site	Legh Street	2009	Bewsey & Whitecross	0.33	No	n/a	PDL	Suitable, available and adequate	17	17	Application of 50 dph density given town centre location.						17	Commencement of development in the developable period with completions in a single year owing to likely development of a single apartment block.
1790	97 Buttermarket Street	97 Buttermarket Street	2009	Bewsey & Whitecross	0.07	No	n/a	PDL	Suitable, likely to become available and adequate	7	7	Based on previous proposals.						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	Thewils Street, Warrington	2009	Bewsey & Whitecross	0.84	No	n/a	PDL	Suitable, likely to become available and adequate	33	33	Application of 40 dph density.		18				33	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1817	Bathroom & Tile Showroom	Parker St / Liverpool Rd	2009	Bewsey & Whitecross	0.1	No	n/a	PDL	Suitable, available and adequate	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.
1821	56 - 58 Bewsey Road	Bewsey Road	2009	Bewsey & Whitecross	0.1	No	n/a	PDL	Suitable, likely to become available and adequate	9	9	Based on previous planning application which proposed 9 apartments (2006/08378).						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	2009	Bewsey & Whitecross	0.01	No	n/a	PDL	Suitable, likely to become available and adequate	4	3	Based on previous planning application which proposed subdivision of existing property into 4 self contained apartments (2006/08903).						3	Commencement of development in the developable period.

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

SHA Ref	Site Name	Site Address	Year 1st Indtd within SHA?	Ward Name	Site Area (Ha)	Planning permission?	Application Reference	GF / PDL	Ordng Rec. ?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2021	2022	2023	2024	2025	Developable 2020 - 2025	Forecast Source / Comments
1844	Lock up garages south west of Wellfield Street	Off Wellfield Street	2009	Bewsey & Whitecross	0.14	No	n/a	PDL	Suitable, likely to become available and artefacts	6	6	Based on indicative layout plan produced for the purposes of pre-application discussions.	6					6	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
2151	Garages at Kimberley Street	Kimberley Street, Whitecross	2010	Bewsey & Whitecross	0.06	No	n/a	PDL	Suitable, available and artefacts	3	3	Continuation of built form recently approved on the north of the site.	3					3	Commencement and completion in the developable 10 - 15 year period.
2154	Bank Park Council Depot Site	Kendrick Street, Warrington	2010	Bewsey & Whitecross	0.25	No	n/a	PDL	Suitable, available and artefacts	15	15	Based on approved proposals for similar sized medium density development plots within the town centre.		15				15	Commencement and completion in the developable 10 - 15 year period.
1639	Land at 1 Delenty Drive	Delenty Drive, Birchwood	2009	Birchwood	0.26	No	n/a	PDL	Suitable, available and artefacts	10	10	Application of 40 dph density.	10					10	Commencement in the developable 10 - 15 year period.
1760	Land at 3 Delenty Drive	Delenty Drive, Birchwood	2009	Birchwood	0.35	No	n/a	PDL	Suitable, available and artefacts	14	14	Application of 40 dph density.	14					14	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1807	The Old Rectory	Rectory Lane, Winwick	2009	Burtonwood & Winwick	0.82	No	n/a	PDL	Suitable, available and artefacts	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, Pentford Lane, Collins Green	2009	Burtonwood & Winwick	0.27	No	n/a	GF	Suitable, likely to become available and artefacts	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.

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



SHA Ref	Site Name	Site Address	Year 1st Identified within SHA?	Ward Name	Site Area (Ha)	Planning partnership?	Application Reference	GF / PDL	Ordinary Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2021	2022	2023	2024	2025	Developable 2020 - 2025	Forecast Source / Comments
1810	Greenlea House	Delph Lane, Winwick	2009	Burtonwood & Winwick	0.5	No	n/a	GF	Suitable, available and affordable	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	2009	Burtonwood & Winwick	0.03	No	n/a	PDL	Suitable, available and affordable	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	2009	Culcheth, Glazebury & Croft	0.34	No	n/a	PDL	Suitable, likely to become available and affordable	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 PH	Warrington Road, Glazebury	2009	Culcheth, Glazebury & Croft	0.11	No	n/a	GF	Suitable, likely to become available and affordable	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.
1740	Land between 284 - 302 Warrington Road	Warrington Road, Glazebury	2009	Culcheth, Glazebury & Croft	0.26	No	n/a	GF	Suitable, likely to become available and affordable	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 53 and 67 Hob Hey Lane	Hob Hey Lane	2009	Culcheth, Glazebury & Croft	0.26	No	n/a	GF	Suitable, available and affordable	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	2009	Culcheth, Glazebury & Croft	1.08	No	n/a	PDL	Suitable, available and affordable	15	15	Based on conversion of the existing building into 15 units as proposed in planning			15			15	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'

SHA Ref	Site Name	Site Address	Year 1st Indtd within SHA?	Ward Name	Site Area (Ha)	Planning permission?	Application Reference	GF / PDL	Ordng Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2021	2022	2023	2024	2025	Developable 2020 - 2025	Forecast Source / Comments	
												application 2007/10544.								the developable 10 - 15 year period.
1588	Heath House, Kenyon Lane, Croft	Heath House, Kenyon Lane, Croft, WA3 7DU	2009	Culcheth, Glazebury & Croft	0.78	No	n/a	GF	Suitable, available and adequate	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	2009	Culcheth, Glazebury & Croft	0.41	No	n/a	GF	Suitable, available and adequate	14	13	Application of 35 dph density.	13					13	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.	
1662	Land to the rear of 8 Hob Hey Lane	Accessed off Radcliffe Avenue	2009	Culcheth, Glazebury & Croft	0.06	No	n/a	PDL	Suitable, available and adequate	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.	
2126	Culcheth Highschool Block G	Withington Avenue, Culcheth	2010	Culcheth, Glazebury & Croft	0.34	No	n/a	PDL	Suitable, available and adequate	12	12	Application of 35 dph density.		12				12	Commencement in the developable 10 - 15 year period allowing one year lead in time for demolition etc.	
1092	Farell Street South	Farell Street South	2009	Fairfield & Howley	7.08	Yes	2009/1520	PDL	Suitable, available and adequate	372	372	Based on approved planning application.	30	30	30	30	150	Application of stakeholder agreed completion rates with commencement in the developable 5 - 10 year period.		
1708	Worldwide Communications Ltd.	Percival Street, Warrington, WA1 2JE	2009	Fairfield & Howley	0.03	No	n/a	PDL	Suitable, likely to become available and adequate	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.	
1710	Dalton Bank Council Depot	Manchester Road East	2009	Fairfield & Howley	1.45	No	n/a	PDL	Suitable, likely to become available	58	58	Application of 40 dph density given proximity to town centre location.	30		28			58	Application of stakeholder agreed completion rates with commencement in	

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



SHA Ref	Site Name	Site Address	Year 1st Identified within SHA?	Ward Name	Site Area (Ha)	Planning partnership?	Application Reference	GF / PDL	Ordering Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2021	2022	2023	2024	2025	Developable 2020 - 2025	Forecast Source / Comments
1846	Norris Street Church	Norris Street, Warrington	2009	Fairfield & Howley	0.17	No	n/a	GF / PDL	Suitable, likely to become available and available and available	7	7	Application of 40 dph density.	7					7	Commencement and completion in the developable 10 - 15 year period.
1848	Lock up garages to the west of Quebec Road	West of Quebec Road, Warrington	2009	Fairfield & Howley	0.05	No	n/a	PDL	Suitable, likely to become available and available and available	2	2	Application of 40 dph density.	2					2	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1869	Orford Lane Family Centre	Orford Lane, Warrington, WA2 7AG	2009	Fairfield & Howley	0.16	No	n/a	PDL	Suitable, likely to become available and available and available	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	Curtilage of Claremont	Facing Westminster Close	2009	Grappenhall & Thelwall	0.06	No	n/a	GF	Suitable, likely to become available and available and available	2	2	Based on a layout associated with a previous planning application (2004/02257).	2					2	Commencement and completion likely in the developable 10 - 15 year period.
1783	74 Knutsford Road	74 Knutsford Road	2009	Grappenhall & Thelwall	0.07	No	n/a	GF	Suitable, likely to become available and available and available	4	4	Based on the development of the site for of a terrace of 4 three storey houses as proposed during previous pre-application discussions.	4					4	Commencement and completion likely within the developable 10 - 15 year period.
1510	Bridge House and Barns	Stockport Road, Thelwall, WA4 2SZ	2009	Grappenhall & Thelwall	0.87	No	n/a	GF	Suitable, available and available and available	6	6	Based on conversion of outbuilding into a single dwelling and 5 new built (larger) units on vacant land (cautious estimate) to the west of Bridge House.						6	Commencement and completion likely within the developable 10 - 15 year period.

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

SHA Ref	Site Name	Site Address	Year 1st Indctd within SHA?	Ward Name	Site Area (Ha)	Planning permission?	Application Reference	GF / PDL	Ordinary Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2021	2022	2023	2024	2025	Developable 2020 - 2025	Forecast Source / Comments
1613	Barondale Grange	Stockport Road	2009	Grappenhall & Thelwall	0.86	No	n/a	PDL	Suitable, available and affordable	3	2	Based on sub division of existing dwelling into two apartments and the conversion of the outbuilding to a single dwelling.	2					2	Commencement and completion likely in the developable 10 - 15 year period.
1646	Grappenhall Heys - Remainder	Off Curzon Drive, Grappenhall Heys	2009	Grappenhall & Thelwall	20.82	No	n/a	GF	Suitable, available and affordable	573	573	Based on historical masterplan figures. Actual potential may be higher owing to a requirement for higher densities post PPG3.	15	30	60	60	225	225	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period. Assumed more than one developer active on site year 3 onwards.
1800	Massey Hall School	Halfacre Lane, Thelwall	2009	Grappenhall & Thelwall	2.26	No	n/a	PDL	Suitable, available and affordable	6	6	Lower of the capacities arising from the conversion of the main hall and outbuildings expressed during pre application discussions.	6					6	Commencement and completion likely in the developable 10 - 15 year period.
2127	Former Ceratizit Offices	Cliff Lane, Grappenhall	2010	Grappenhall & Thelwall	0.27	No	n/a	PDL	Suitable, available and affordable	8	8	Application of 30 dph density	8					8	Commencement and completion likely in the developable 10 - 15 year period.
2158	Curtilage of 5 Victoria Avenue, Grappenhall	5 Victoria Avenue, Grappenhall	2010	Grappenhall & Thelwall	0.1	No	n/a	GF	Suitable, available and affordable	1	1	Based on delivery of a single dwelling.	1					1	Commencement and completion likely in the developable 10 - 15 year period.
2128	Former Hewden Tool Hire, Laburnum Lane	Junction of Laburnum Lane / Liverpool Road	2010	Great Sankey North	0.58	No	n/a	PDL	Suitable, available and affordable	20	20	Application of 35 dph density.	5	15				20	Commencement and completion of potential in developable 10 - 15 year period.
1887	Land at Chapel Brow Farm	Liverpool Road Great Sankey Warrington	2009	Great Sankey South	0.06	No	20060623	GF	Suitable, available and affordable	6	5	Based on previously approved but now expired planning application (1 dwelling) + application of 35 dph density across area of site excluded from the	5					5	Commencement and completion of potential in developable 10 - 15 year period.

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



SHA Ref	Site Name	Site Address	Year 1st Ind'd within SHA?	Ward Name	Site Area (Ha)	Planning pursued?	Application Reference	GF / PDL	Ordng Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2021	2022	2023	2024	2025	Developable 2020 - 2025	Forecast Source / Comments
1509	South Western corner of Penketh Business Park	Off Cleveleys Rd, penketh, Warrington	2009	Great Sankey South	0.76	No	n/a	PDL	Suitable, available and artefacts	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	2009	Hatton, Stretton & Walton	1.36	No	n/a	GF	Suitable, available and artefacts	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 Pewterspear Green	Off Henbury Gardens, Pewterspear Green	2009	Hatton, Stretton & Walton	7.49	No	n/a	GF	Suitable, available and artefacts	264	264	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.
1201	New World Ltd	New World House, Thelwall Lane, Warrington, WA4 1NL	2009	Latchford East	13.91	Yes	20071944	PDL	Suitable, available and artefacts	485	485	Based on approved planning application.	30	30	30	36		126	Application of stakeholder agreed completions rates.
1322	Brook Place	Knutsford Road, Warrington, WA4 1PH	2009	Latchford East	0.16	No	20080666	PDL	Suitable, available and artefacts	8	8	Based on approved planning application.		8				8	Delivery of a single apartment block in the developable 11 - 15 year period.
2129	Land off Knutsford Road / Blackbear Bridge	Land off Knutsford Road/Blackbear Bridge	2010	Latchford East	0.56	No	n/a	PDL	Suitable, available and artefacts	37	37	Based on previously approved (subject to S106) application - 2006/07576.		15	22			37	Application of stakeholder agreed completions rates.
1726	Land between Penny Ferry Pub & 227 Thelwall Lane	Thelwall Lane, Latchford	2009	Latchford East	0.03	No	n/a	GF	Suitable, available and artefacts	1	1	cautious estimate assuming single dwelling.	1					1	Commencement of development in the developable period.
1736	224 - 228 Wilderspool Causeway	224 - 228 Wilderspool Causeway	2009	Latchford West	0.15	No	n/a	PDL	Suitable, likely to become available	12	12	Continuation of adjacent apartment trend.		12				12	Commencement and completion likely in the developable 10 - 15 year period.

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

SHA Ref	Site Name	Site Address	Year 1st Indtd within SHA?	Ward Name	Site Area (Ha)	Planning permission?	Application Reference	GF / PDL	Ordinary Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2021	2022	2023	2024	2025	Developable 2020 - 2025	Forecast Source / Comments
1752	Widerspoo Stadium	Priority Street	2009	Latchford West	1.9	No	n/a	PDL	Suitable, available and adequate	76	76	Application of 40 dph density.		15	30	31		76	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1753	Land at the rear of St. James Court	Off Widerspoo Causeway	2009	Latchford West	0.85	No	n/a	PDL	Suitable, available and adequate	34	34	Application of 40 dph density.					34	34	Application of stakeholder agreed completion rates with completions forecast to follow on from those on the adjacent stadium site (SHLAA Ref. 1752), given that the sites are likely to be developed in tandem or as one.
1809	55 - 57 Knutsford Road	55 - 57 Knutsford Road	2009	Latchford West	0.25	No	n/a	GF / PDL	Suitable, likely to become available and adequate	12	12	Application of 50 dph density.						12	Commencement and completion likely in the developable 10 - 15 year period.
1720	MSBS Joinery Site	Star Lane, Lymm	2009	Lymm	0.37	No	n/a	PDL	Suitable, likely to become available and adequate	12	12	Application of 35 dph density.						12	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
1722	Rushgreen Service Station	Rushgreen Road, Lymm	2009	Lymm	0.41	No	n/a	PDL	Suitable, available and adequate	11	11	Application of 35 dph density.						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	2009	Lymm	0.33	No	n/a	GF	Suitable, available and adequate	11	11	Application of 35 dph density.						11	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'



SHA Ref	Site Name	Site Address	Year 1st Identified within SHA?	Ward Name	Site Area (Ha)	Planning permission?	Application Reference	GF / PDL	Ordinary Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2021	2022	2023	2024	2025	Developable 2020 - 2025	Forecast Source / Comments
1515	Land north of 67 Mill Lane, Lymm	Land north of 67 Mill Lane, Lymm	2009	Lymm	0.11	No	n/a	GF	Suitable, available and adequate	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.
2131	Outbuilding at 20 Brookfield Road	20 Brookfield Road, Lymm	2010	Lymm	0.04	No	n/a	GF	Suitable, available and adequate	1	1	Based on conversion of outbuilding into a single dwelling.	1					1	Commencement and completion likely in the deliverable 0 - 5 year period.
2139	20 Bridge Street, Lymm	20 Bridgewater Street, Lymm	2010	Lymm	0.04	No	n/a	PDL	Suitable, available and adequate	3	3	Based on mixed use proposal put forward by the landowner.	3					3	Commencement and completion in the deliverable 10 - 15 year period.
1851	Land at junction of Currans Road / Winwick Road	Land at junction of Currans Road / Winwick Road	2009	Orford	0.04	No	n/a	GF	Suitable, available and adequate	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).
1881	Land between 49 - 51 Orford Green	Land between 49 - 51 Orford Green	2009	Orford	0.04	No	n/a	GF	Suitable, likely to become available and adequate	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).
2145	St. Margarets Infant Block	St. Margarets Infant Block	2010	Orford	0.5	No	n/a	PDL	Suitable, likely to become available and adequate	17	17	Application of 35 dph density.	5	12				17	Commencement and completion likely in the deliverable 0 - 5 year period.
1882	Land at 120 Heath Road	120 Heath Road, Penketh, WA5 2DB	2009	Penketh & Cuerdley	0.3	No	n/a	GF	Suitable, available and adequate	9	9	Application of 30 dph density.						9	Commencement in the developable 10 - 15 year period with all dwellings expected to be completed in the same year.

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

SHA Ref	Site Name	Site Address	Year 1st Indtd within SHA?	Ward Name	Site Area (Ha)	Planning permission?	Application Reference	GF / PDL	Ordinary Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2021	2022	2023	2024	2025	Developable 2020 - 2025	Forecast Source / Comments
1647	Land off Mill Lane, Houghton Green	Land off Mill Lane, Houghton Green	2009	Poplars & Hulme	1.32	No	n/a	GF	Suitable, available and affordable	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	2009	Poplars & Hulme	0.05	No	n/a	PDL	Suitable, likely to become available and affordable	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, Longbam, Warrington	2009	Poulton North	5.24	No	n/a	GF	Suitable, likely to become available and affordable	91	91	Application of 35 dph density across 50% 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.	
2159	Crab Lane House	Junction of Crab Lane, Stonehaven Drive	2010	Poulton North	0.23	No	n/a	GF	Suitable, available and affordable	3	3	Based on creation of a quadrant, cul-de-sac type development within the existing curtilage.	3					3	Commencement and completion likely in the developable 10 - 15 year period.
1761	355 - 357 Padgate Lane	Padgate Lane, Padgate	2009	Poulton South	0.06	No	n/a	PDL	Suitable, likely to become available and affordable	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.
1513	Hollingreave Farm	Dam Lane, Rixton, WA3 6LE	2009	Rixton & Woolston	0.06	No	n/a	PDL	Suitable, available and affordable	2	1	Based directly on land owners aspirations.					1	1	Commencement and completion likely in the developable 10 - 15 year period.
1775	Thorn Marine	164a London Road, Stockton Heath, WA4 6LE	2009	Stockton Heath	0.04	No	n/a	PDL	Suitable, available and affordable	5	5	capacity put forward by the landowner based on preliminary design work.	4	5				5	Commencement and completion likely in the developable 10 - 15 year period.
1889	Land adjacent 70 Ackers Road	Ackers Road, Stockton Heath	2009	Stockton Heath	0.14	No	n/a	GF	Suitable, available and affordable	4	4	Application of 35 dph density.	4					4	Application of stakeholder agreed completion rates with commencement in

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



SHA Ref	Site Name	Site Address	Year 1st Identified within SHA?	Ward Name	Site Area (Ha)	Planning pursued?	Application Reference	GF / PDL	Ordinary Rec.?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments	2021	2022	2023	2024	2025	Developable 2020 - 2025	Forecast Source / Comments
1855	Land off Hollow Drive	Hollow Drive, Stockton Heath	2009	Stockton Heath	0.36	No	n/a	PDL	Suitable, likely to become available and adequate	6	6	Continuation of Hollow Drive built form with 2 pairs of semis on the south and one pair on the north.	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	2009	Stockton Heath	0.16	No	n/a	PDL	Suitable, available and adequate	2	2	Based on a previous planning application (2007/11677).	2						Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period.
2132	Land at 88 Grappenhall Road	88 Grappenhall Road, Stockton Heath	2010	Stockton Heath	0.05	No	n/a	GF	Suitable, available and adequate	1	1	Based on infill development for a single dwelling.	1						Commencement and completion likely in the developable 10 - 15 year period.
2133	84 Ackers Road	84 Ackers Road	2010	Stockton Heath	0.39	No	n/a	PDL	Suitable, available and adequate	3	2	Based on sub-division of existing property into 3 apartments.	2						Commencement and completion likely in the developable 10 - 15 year period.
1832	Whittle Hall Farm	Littledale Road, Whittle Hall, Warrington	2009	Whittle Hall	0.71	No	n/a	GF	Suitable, available and adequate	8	8	Cautious estimate (2 conversions and 6 new build). Application of density would be inappropriate given need to retain existing buildings.	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	2009	Whittle Hall	0.22	No	n/a	PDL	Suitable, available and adequate	7	7	Application of 35 dph density.		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 (2009/10)'

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Application Reference	GF/ PDL	New Site / Change of Use / Conversion	2009/10
1047	Brookhouse	Cann Lane, Appleton, Warrington	Appleton	0.10	2006/08964	PDL	New	1
1315	Kesadale	Firs Lane, Appleton, Warrington, WA4 5LD	Appleton	0.19	2008/13179	PDL	New	1
2002	4, Hall Drive	Appleton, Warrington, WA4 5JL	Appleton	0.06	2008/12317	PDL	New	1
2124	St Ann's, Windmill Lane, Appleton, WA4 5JN	St Ann's, Windmill Lane, Appleton, WA4 5JN	Appleton	0.26	2009/14826	PDL	New	1
581	Brittannia Wire Works	Bewsey Road, Warrington	Bewsey & Whitecross	8.00	2006/08950 plus series of subsequent amendments.	PDL	New	44
1159	30 Arpley Street	30 Arpley Street, Warrington	Bewsey & Whitecross	0.01	2004/04099	PDL	Conv	3
2049	4, Dial Street	Warrington, WA1 2NX	Bewsey & Whitecross	0.04	2008/13983	PDL	COU	2
2050	2, Dial Street	Warrington, WA1 2NX	Bewsey & Whitecross	0.03	2008/13984	PDL	COU	1
1070	New Bradlegh	Hall Lane, Burtonwood	Burtonwood & Winwick	0.49	2003/01080	GF	Conv	4
1301	Risley House Farm	Cross Lane, Croft, Warrington, WA3 7AR	Culcheth, Glazebury & Croft	0.30	2007/11279	GF	New	1
1311	411 Warrington Road	Culcheth, Warrington, WA3 5SW	Culcheth, Glazebury & Croft	0.08	2006/08031	PDL	New	5
2000	Land to the rear of 610-616 & Land to South and West of 616 Warrington Road,	Risley	Culcheth, Glazebury & Croft	0.83	2007/12062	GF	New	2
2009	Croft House	Birchall Street, Croft, WA3 7HZ	Culcheth, Glazebury & Croft	0.45	2008/12585	PDL	New	20
2010	Land adjacent to 21, Queens Avenue	Glazebury, WA3 5NE	Culcheth, Glazebury & Croft	0.04	2008/13825	PDL	New	1
2103	The Bungalow, Hurst Mill Lane, Glazebury, Warrington, WA3 5NR	The Bungalow, Hurst Mill Lane, Glazebury, Warrington, WA3 5NR	Culcheth, Glazebury & Croft	0.15	2009/14279	PDL	New	1
2114	66 Culcheth Hall Drive, Warrington, WA3 4PX	66 Culcheth Hall Drive, Warrington, WA3 4PX	Culcheth, Glazebury & Croft	0.13	2009/15185	PDL	New	1
1133	Land to the rear of 25-29 Church Street	Warrington	Fairfield & Howley	0.02	2006/08021	PDL	New	16
1137	Land @ Houghton Street	Warrington	Fairfield & Howley	0.04	2006/07750	PDL	New	10

Appendix Twelve - Schedule 12 'Completions within the Latest Monitoring Period (2009/10)'

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Application Reference	GF / PDL	New Site / Change of Use / Conversion	2009/10
1260	Land at former Carrington Wire Works and site of Mayne Coaches,	Battersby Lane, Warrington	Fairfield & Howley	8.60	2006/08636	PDL	New	71
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	New	26
2101	Christmas Tree Farm, Chester Road, Warrington, WA4 6TJ	Christmas Tree Farm, Chester Road, Warrington, WA4 6TJ	Hatton, Stretton & Walton	0.01	2009/14239	GF	Conv	1
1201	New World Ltd	New World House, Thelwall Lane, Warrington, WA4 1NL	Latchford East	13.91	2007/11944	PDL	New	39
2039	St. Roccas Hospice Nearly New Shop	14, Reynolds Street, Warrington, WA4 1PP	Latchford East	0.01	2008/13453	PDL	COU	4
614	Land @ Longbutt Lane	Oughtington Lane, Lymm	Lymm	5.96	2004/04052	GF	New	15
1230	Com Heyes	Crouchley Lane, Lymm, WA13 0TJ	Lymm	0.15	2007/11451	PDL	New	1
1404	2 Pepper Street	Lymm, Warrington	Lymm	0.05	2007/09751	PDL	New	3
2115	Leckonby Coach House, 11a Whitbarrow Road, Lymm,	Leckonby Coach House, 11a Whitbarrow Road, Lymm,	Lymm	0.05	2009/15356	PDL	Conv	1
1053	Land between 32 & 34 Neville Crescent	Penketh, Warrington	Penketh & Cuerdley	0.04	2006/08377	PDL	New	2
2016	74, Stocks Lane	Penketh Warrington WA5 2RN	Penketh & Cuerdley	0.25	2008/12791	PDL	New	1
2113	67a London Road, Warrington, WA4 6SG	67a London Road, Warrington, WA4 6SG	Stockton Heath	0.01	2009/15053	PDL	COU	1
2123	6a Victoria Road, Stockton Heath, Warrington	6a Victoria Road, Stockton Heath, Warrington	Stockton Heath	0.04	2010/15948	PDL	Conv	1
4874	Phase 4 Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	4.48	2004/04826	PDL	New	1
4871	North Square Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	2.59	2006/08621	PDL	New	17
4876	Phase 6 Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	5.88	2007/10234	PDL	New	26
4877	Phase 7 Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	3.23	2006/09424	PDL	New	31
4878	Phase 8a - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	2.08	2006/09429	PDL	New	22
4879	Phase 9a - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	1.44	2007/10968 and 2009/14537	PDL	New	18



Appendix 13 - Schedule 13 'Losses within the Latest Monitoring Period (2009/10)'

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Application Reference	Comments
L1	30 Arpley Street	Warrington	Bewsey & Whitecross	0.01	2004/04099	Proposed conversion of one house to three self contained flats
L2	Corn Heyes	Crouchley Lane, Lymm, WA13 0TJ	Lymm	0.15	2007/11451	Demolition of one house
L3	Risley House Farm	Cross Lane, Croft, Warrington, WA3 7AR	Culcheth, Glazebury & Croft	0.00	2007/09893	Demolition of One Bungalow
L4	Kesadale	Firs Lane, Appleton, Warrington, WA4 5LD	Appleton	0.19	2008/13179	Demolition of one house
L5	2 Pepper Street	Lymm, Warrington	Lymm	0.05	2007/09751	Demolition of one house
L6	4, Hall Drive	Appleton, Warrington, WA4 5JL	Appleton	0.06	2008/12317	Demolition of One Bungalow
L7	The Bugalow	Hurst Mill Lane, Glazebury, Warrington, WA3 5NR	Culcheth, Glazebury & Croft	0.15	2009/14279	Demolition of One Bungalow
L8	66 Culcheth Hall Drive	Warrington, WA3 4PX	Culcheth, Glazebury & Croft	0.13	2009/15185	Demolition of One Bungalow



Appendix 13 - Schedule 13 'Losses within the Latest Monitoring Period (2009/10)'



Appendix 14 - Schedule 14 'Progress in Overcoming Constraints'

SHAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	GF / PDL	Progress in overcoming constraints over past year?	Progress Commentary	2010 Concluding Recommendation?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments
1758	Land at junction of Wilson Patten Street / Wimmerleigh Street	Wilson Patten Street / Wimmerleigh Street	Bewsey & Whitecross	0.16	PDL	Yes	Revised EA flood risk mapping shows that the site (formerly FZ3) is now within FZ1.	Suitable but not available nor likely to become available.			
1845	Land fronting Kimberley Street	Land fronting Kimberley Street	Bewsey & Whitecross	0.06	GF	Yes	Site previously recorded as constrained owing to site constituting open space. Delivery of affordable housing was however considered to outweigh the harm resulting from loss of the space.	Suitable, available and achievable	3	3	Based on approved planning application.
1871	Wellfield Street lock up garages	North and west of 60 Wellfield Street	Bewsey & Whitecross	0.16	PDL	Yes	Revised EA flood risk mapping has seen site downgraded from FZ2 to FZ1. Consultation with the HSE as part of pending application has concluded that proximity to gas pipeline will not constrain development.	Suitable, available and achievable	6	6	Based on construction of 6 dwellings as proposed in planning application 2009/14957.
1101	Howley Quay	Howley Lane, Warrington, WA1 2OZ	Fairfield & Howley	0.62	PDL	Yes	Revised EA flood risk mapping has seen site downgraded from FZ3 to FZ2.	Suitable, available and achievable	34	34	Indicative layouts produced for the purposes of recent pre-application discussions.
1594	College Close Amenity Area	North-west corner of College Close (adjoining south-western boundary of St. Elphins Park)	Fairfield & Howley	0.25	GF	Yes	Revised EA flood risk mapping has seen site downgraded from FZ3 to FZ1.	Suitable but constrained.	7	7	Based on indicative site layout produced in 2009.
1708	Worldwide Communications Ltd.	Percival Street, Warrington, WA1 2JE	Fairfield & Howley	0.03	PDL	Yes	Revised EA flood risk mapping has seen site downgraded from FZ3 to FZ2.	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.
1860	Howley Arms	46 Parr Street, Warrington, WA1 2JP	Fairfield & Howley	0.05	PDL	Yes	Revised EA flood risk mapping has concluded that the site is within FZ2 as opposed to FZ3.	Suitable but not available nor likely			

Appendix 14 - Schedule 14 'Progress in Overcoming Constraints'

SHAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	GF / PDL	Progress in overcoming constraints over past year?	Progress Commentary	2010 Concluding Recommendation?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments
1877	Rear of the Highway Man	Manchester Road, WA1 3NU	Fairfield & Howley	0.16	PDL	Yes	Revised EA flood risk mapping has concluded that the site is within FZ2 as opposed to FZ3. Pre-application discussions regarding residential development have alleviated some fears in relation to neighbouring non-conforming uses.	Suitable, available and achievable	12	12	Application of 40 dph density. Also mirrors capacity of indicative site layout produced by potential developer during 2009/10.
1861	Land North of Mayfair Close	Off Lingley Green Avenue, North of Mayfair Close, Great Sankey	Great Sankey North	1.58	GF	Yes	Revised EA flood risk mapping has identified that the site is at a lower risk of flooding than previously assumed.	Suitable but constrained.	27	27	Application of 35 dph density across 50% of the site (assumed that 50% would be retained as open space).
1543	Knutsford Road	Knutsford Road, Latchford	Latchford East	2.48	PDL	Yes	Revised EA flood risk mapping has concluded that the site is within FZ2 as opposed to FZ3.	Suitable but constrained.	70	70	Application of 35 dph density across 2 Ha of the site only in order to ensure sufficient flexibility to incorporate adequate buffers between proposed development and industrial areas.
1719	Furnish with Flair Site	Wilderspool Causeway, Warrington	Latchford West	0.31	PDL	Yes	Revised EA flood risk mapping has concluded that the site is within FZ2 as opposed to FZ3.	Suitable but not available nor likely to become available.			
1736	224 - 228 Wilderspool Causeway	224 - 228 Wilderspool Causeway	Latchford West	0.15	PDL	Yes	Revised EA flood risk mapping has concluded that the site is within FZ2 as opposed to FZ3.	Suitable, likely to become available and achievable	12	12	Continuation of adjacent apartment trend.
1752	Wilderspool Stadium	Priority Street	Latchford West	1.9	PDL	Yes	Revised EA flood risk mapping has concluded that the site is within FZ2 as opposed to FZ3.	Suitable, available and achievable	76	76	Application of 40 dph density.
1753	Land at the rear of St. James Court	Off Wilderspool Causeway	Latchford West	0.85	PDL	Yes	Revised EA flood risk mapping has concluded that the site is within FZ2	Suitable, available and achievable	34	34	Application of 40 dph density.



SHAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	GF / PDL	Progress in overcoming constraints over past year?	Progress Commentary	2010 Concluding Recommendation?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments
							as opposed to FZ3. Ownership search has revealed access concerns can be overcome by developing in tandem with the adjacent stadium site both of which are in Council ownership.				
1780	Land adj to 132 Slater Street	Land adj to 132 Slater Street	Latchford West	0.03	PDL	Yes	Revised EA flood risk mapping has concluded that the site is within FZ2 as opposed to FZ3. Ownership search has revealed access concerns can be overcome by developing in tandem with the adjacent stadium site both of which are in Council ownership.	Suitable but constrained.	1	1	Based on development of site for a single dwelling.
1809	55 - 57 Knutsford Road	55 - 57 Knutsford Road	Latchford West	0.25	GF / PDL	Yes	Revised EA flood risk mapping has concluded that the site is within FZ2 as opposed to FZ3.	Suitable, likely to become available and achievable	12	12	Application of 50 dph density.
1579	Tennis Courts at Manor Close	Manor Close, Lymm	Lymm	0.12	PDL	Yes	Pre-application discussions during early 2010 have ascertained that providing the carriageway was upgraded that the development of a small number of dwellings may be appropriate. Providing the tennis court is relocated to an improved facility at Lymm Highschool the loss of the recreation facility would not be objected to.	Suitable, available and achievable	3	3	Based on indicative layouts produced for the purposes of pre application discussions.
1851	Land at junction of Currans Road / Winwick Road	Land at junction of Currans Road / Winwick Road	Orford	0.04	GF	Yes	Revised EA flood risk mapping has concluded that the site is within FZ1 as opposed to FZ3.	Suitable, available and achievable	2	2	Based on development of one pair of semi-detached houses
1880	7 Hallfields Road	7 Hallfields Road	Orford	0.08	GF	Yes	Planning application submitted for demolition of existing dwelling and replacement with 4 bungalows. Pre-application and application process has determined that the sites inclusion within the HSE consultation buffer and FZ2 does not preclude development.	Suitable, available and achievable	3	2	Based on pending application.

Appendix 14 - Schedule 14 'Progress in Overcoming Constraints'

SHLA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	GF / PDL	Progress in overcoming constraints over past year?	Progress Commentary	2010 Concluding Recommendation?	Rec. gross capacity?	Rec. net capacity?	Capacity Comments
1506	Peel Hall	South of the M62 East of the A49	Poplars & Hulme	60.8	GF	Yes	Discussions with the landowner have been ongoing throughout the year. Concerns in relation to ground conditions, the HSE buffer and infrastructure in its widest sense have been largely satisfied through the submission of reports / design work which supported former planning applications (albeit that these were some time ago). The landowner is now in discussion with the local authority and Highways Agency in relation to agreeing an access strategy and in relation to accessing the Borough's transport model to ascertain whether the highway network could accommodate the quantum of traffic associated with bringing the site forward.	Suitable but constrained.	1400	1400	Application of 35 dph density across 66% of the site. Cautious approach to ensure sufficient room exists for buffers between the motorway and to include public open space.
1762	Land at Dog & Partridge	off Manchester Road	Poulton South	0.23	GF	Yes	Revised EA flood risk mapping has concluded that the site is within FZ2 and FZ1 as opposed to FZ3.	Suitable but constrained.	8	8	Application of 35 dph density.



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