



Warrington Borough Council Strategic Housing Land Availability Assessment

2012

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Contents

1 Introduction and Background

1.1 This report presents the findings from Warrington's 2012 Strategic Housing Land Availability Assessment (SHLAA). The 2012 SHLAA comprehensively updates the 2011 assessment by reviewing the conclusions previously reached for sites already within the SHLAA process before arriving at conclusions for those new sites which have emerged post completion of the 2011 assessment.

1.2 During the process of the Council's first SHLAA, back in 2009, 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 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 2012 SHLAA a stakeholder meeting was held on the 25th July 2012, the reason for which was to conclude whether the previously agreed approach and assumptions remained appropriate to inform this (2012) assessment.

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 have now been analysed and the implications for policy development and implementation set out in a draft report which was made available for consultation between 28th February and 28th March 2013. The draft report was subsequently amended to reflect comments received.

1.4 This report presents the findings of the completed 2012 SHLAA. It has been 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 maps
- **Appendices** - Home to supplementary and supporting information of relevance.

1.5 This 2012 SHLAA has been prepared at a time when the Council's emerging new Development Plan, in the guise of the Local Plan Core Strategy, is at an advanced stage of preparation, having been submitted to the Secretary of State for examination on 19th September 2012 and with hearing sessions scheduled for the week commencing 3rd June 2013. Until the Local Plan Core Strategy is adopted, the Regional Spatial Strategy for the North West (RSS) and the Warrington Unitary Development Plan (UDP) remain the statutory Development Plan against which all planning applications must be assessed. The Local Plan Core Strategy is, however, now an evident material consideration in the determination of planning applications. As such, the conclusions of this SHLAA have been prepared in the context of both the existing Development Plan and the emerging Local Plan Core Strategy.

Assessment Context

1.6 National guidance on planning for housing is now contained within the National Planning Policy Framework (NPPF) but prior to 27th March 2012 was contained within Planning Policy Statement 3 'Housing' (PPS3). The NPPF makes clear the Government's objectives for housing and the role Local Planning Authorities should play. In particular it sets out a framework to improve the affordability and supply of housing in all communities by ensuring that the availability of land is not a constraint to the delivery of new homes.

1.7 The NPPF requires that Local Plans and the policies they contain must be informed by a robust evidence base of which the *Strategic Housing Market Assessment (SHMA)* and *Strategic Housing Land Availability Assessments (SHLAA)* are a critical part.

1.8 A Strategic Housing Market Assessment clarifies housing need and demand. Such a study was commissioned by Warrington Borough Council and completed in November 2007. Owing to the impact of prevailing economic conditions on the wider housing market, the study was updated in May 2009 to ensure that it remains relevant. More recently, in early 2011, a further SHMA was conducted on a sub-regional basis along with St. Helens and Halton Local Planning Authorities. Further information on both the original, updated and sub-regional SHMA is available from the Council's website or directly via the following URLs: http://www.warrington.gov.uk/downloads/download/150/strategic_housing_market_assessment_shma and http://www.warrington.gov.uk/downloads/file/845/mid-mersey_shma_full_document_2011.

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

1.10 The NPPF specifically requires that a Strategic Housing Land Availability Assessment is undertaken by local planning authorities to:

"establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period."

1.11 The SHLAA responds to the requirements of the NPPF and in doing so represents the primary evidence base and monitoring report for all aspects of the Borough's housing land supply.

Purpose of the Assessment

1.12 The NPPF 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 Local Plans. With regards to the deliverable supply the NPPF requires local planning authorities to demonstrate an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land, or 20% where there has been a record of persistent under delivery of housing. The NPPF makes clear that the required way of demonstrating that these requirements can be met is through the process of the SHLAA.

1.13 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.

1.14 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 the Local Plan. It's purpose is instead to collect and collate information that provides a snapshot of each site's development potential.

1.15 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 Local 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.

1 **deliverable land** - To be considered deliverable, sites should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. (definition taken from the NPPF)

2 **developable land** - To be considered developable, sites should be in a suitable location for housing development, and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

Assessment Outputs

1.16 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. 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.

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. Practice Guidance makes clear that following the prescribed methodology will ensure that the SHLAA is not subject to challenge in terms of process.

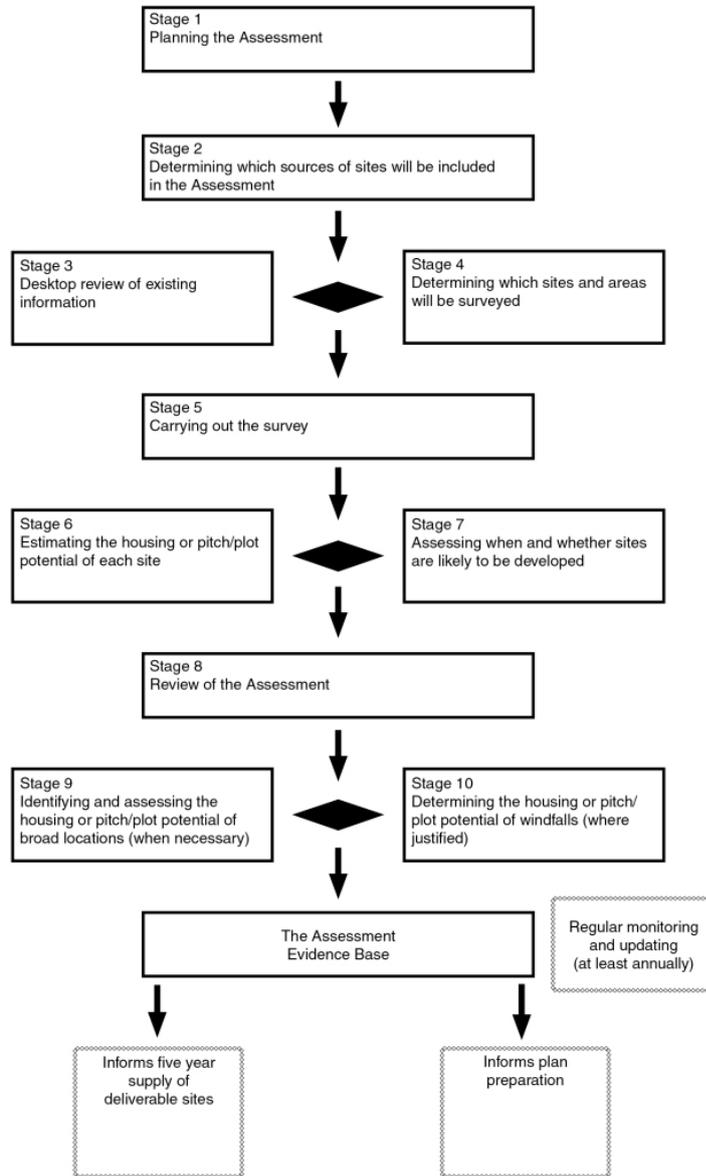


Figure 2.1 The SHLAA Process

Detailed Methodology

2.2 Whilst the SHLAA methodology is predetermined by the Practice Guidance, the Council have 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 were defined previously by national guidance as geographical areas identified by household demand and preferences for housing which reflect linkages where people live and work. The NPPF continues to advocate a 'housing market area' approach acknowledging that such areas can be cross boundary.

2.5 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' which to date has increased the importance of a sub-regional emphasis in relation to the availability of land. It should be noted that despite changes to working arrangements at the sub-regional level the 'Mid Mersey' grouping as a functional HMA and hence basis for joint working continues to be supported by the three constituent authorities.

2.6 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.

Further information on Halton's study can be accessed via the following URL:

<http://www3.halton.gov.uk/environmentandplanning/planning/294413/>

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

<http://www.sthelens.gov.uk/what-we-do/planning-and-building-control/planning-policy/strategic-housing-land-availability-assessment/>

Partnership Approach

2.7 From the outset each of the Mid-Mersey authorities have been committed to ensuring that their SHLAAs have developed in partnership with the development industry and stakeholders of relevance. There is a genuine belief that their involvement leads to a more informed and hence robust end study with previous continual involvement in the assessments to date testament to this.

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

2.9 An invitation for interested parties who wished to participate in the SHLAA process was issued alongside a 'call for sites' exercise at the outset of the SHLAA 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 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 a number of years.

2.10 To date 'active' group meetings have occurred on an approximately bi-annual basis and have been specifically scheduled to coincide with key stages of the project. The last active group meeting was held on the 25th July 2012, the purpose of which was to reach agreement on the approach and assumptions to be used to guide the 2012 assessment.

2.11 Membership of the overarching group includes house builders, landowners, Registered Providers (RPs), 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. 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 2012 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 management 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. 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 2012 update of the SHLAA with a formal 'call for sites' exercise in April 2012. 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, 2010 and 2011) SHLAA were automatically rolled forward into the 2012 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

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 the town of Warrington
- Sites within inset or Green Belt village boundaries as defined through Warrington's Unitary Development Plan and emerging Local Plan Core Strategy
- Sites within the Green Belt which propose the conversion of existing buildings or which are consistent with national planning policy

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 current Development Plan, in the form of the Unitary Development Plan (UDP), was only adopted in 2006 and the policies within remain in force until such time as replaced by those within the emerging Local Plan Core Strategy. 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. The Council's emerging Local Plan Core Strategy has elected to continue this approach, concluding such an approach to be sound. Based on this it would evidently 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), or other form of 'appropriate' development, 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 at that point in time. 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 2012 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 sites within the planning process were subject to a visit during routine completions and activity monitoring during April 2012. With the exception of those within the Green Belt, unless based on the principle of converting an existing building or other form of 'appropriate development', all newly nominated sites which were not previously identified have been subject to a site visit during April - July of 2012.

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. In previous years assessments stakeholders had 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. Consultation with stakeholders at the outset of the 2010 SHLAA concluded that despite the removal of minimum density targets at the national level, the application of a density range remained appropriate as one of the guiding principles in estimating the housing potential of a site. Ultimately stakeholders 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 2012 SHLAA reaffirmed the continuation of the above approach as appropriate but stressed 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. The need for transparency was stressed so stakeholders could see what density assumptions had been employed for individual sites. Such an approach was then considered to enable sensitivity testing to take place if deemed necessary.

2.32 Whilst some of the sites within the SHLAA benefit from or have previously benefited from a planning approval, or have been the subject of pre-application discussions, previously identified gross capacities have only been 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.

2.33 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 current expectations of stakeholders. 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. The indicative (gross) density of sites has also been identified in response to a call from stakeholders.

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

2.34 Deciding whether a site can be considered 'deliverable', 'developable' or neither requires an assessment based on:-

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

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

Stage 7a - Assessing Suitability for Housing

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

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

- Is the site subject to any development plan designations and if so can these be mitigated?
- Is development likely to be precluded by land contamination or poor ground conditions?
- Is development likely to be precluded by flood risk or by increasing the risk of flooding elsewhere?
- Can the site be safely and conveniently accessed?
- Do surrounding land uses preclude residential development?
- Is the site within a hazardous installation or statutory consultation zone?
- Can the site be developed without a detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for potential occupiers?
- Can the site be considered sustainable in locational terms by way of easy and convenient access to essential facilities and services by means other than the private car?

2.38 At the outset it was assumed that all sites were suitable unless, having considered the above criteria, there was sufficient evidence / information to suggest otherwise. This approach was previously and continues to be supported by stakeholders.

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

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

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

Suitability Assumptions

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

- **Allocated or committed employment land** - Where sites evidently have potential for both housing and employment purposes they will appear in both the SHLAA and employment land report / review. In such instances it will be for the plan making process, not the respective evidence base studies, to determine which land use will best meet the Borough's sustainability and wider objectives. Where a site within the SHLAA is located within a designated employment area, the site has been recorded as being constrained i.e. by virtue of the designation there is a presumption against non-employment related uses at the current time at least whilst the designation remains. Where a site currently has an extant consent for employment development but is not within a designated employment area, the key issue is whether the site can be considered available for housing i.e. how likely is it that the employment related approval will be implemented? The Council's employment land report and review are available from the following web links http://www.warrington.gov.uk/download/downloads/id/2724/tps023_elas_2012 and http://www.warrington.gov.uk/download/downloads/id/1591/employment_land_review_2012.
- **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 Manchester Ship Canal is taken into account. As such, changes were 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 national planning policy. An update of the Council's phase 1 SFRA, to reflect the changes in EA flood zone maps, and the production of a phase 2 SFRA is now complete and has been employed to inform this 2012 SHLAA.

- **Accessibility** - The Council have employed former 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⁽³⁾. 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⁽⁴⁾ or where appropriate the supporting information which accompanied a planning application.

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

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

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

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

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

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

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

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

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

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

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

2.50 Consultation with stakeholders at the outset of the 2012 SHLAA process identified support for a continuation of the above approach.

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

Stage 7c - Assessing the Achievability of Housing Development

2.52 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.

2.53 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/info/200856/evidence_base/164/strategic_housing_market_assessment_shma.

2.54 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.

2.55 The Council is also now in receipt of a completed affordable housing viability assessment. In simple terms this explores the economic viability of a range of site types across a range of locations across the Borough. The findings of this assessment have also been used alongside those from the SHMA to assess site achievability. In addition, 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?

2.56 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 importantly developers continue to commence sites for which they have obtained planning approval.

2.57 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 continue to secure support through these initiatives.

2.58 It is the Council's opinion that achievability should take a long-term view. This is in keeping with 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.

2.59 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, 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

2.60 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.

2.61 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'.

2.62 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 which has indeed been the case. The findings of this review are presented in the Assessment Findings section of this report.

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

2.63 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'.

Assessing Strategic Locations

2.64 A number of specific sites included within previous years assessments have now been identified by the emerging Local Plan Core Strategy as 'Strategic Locations'.

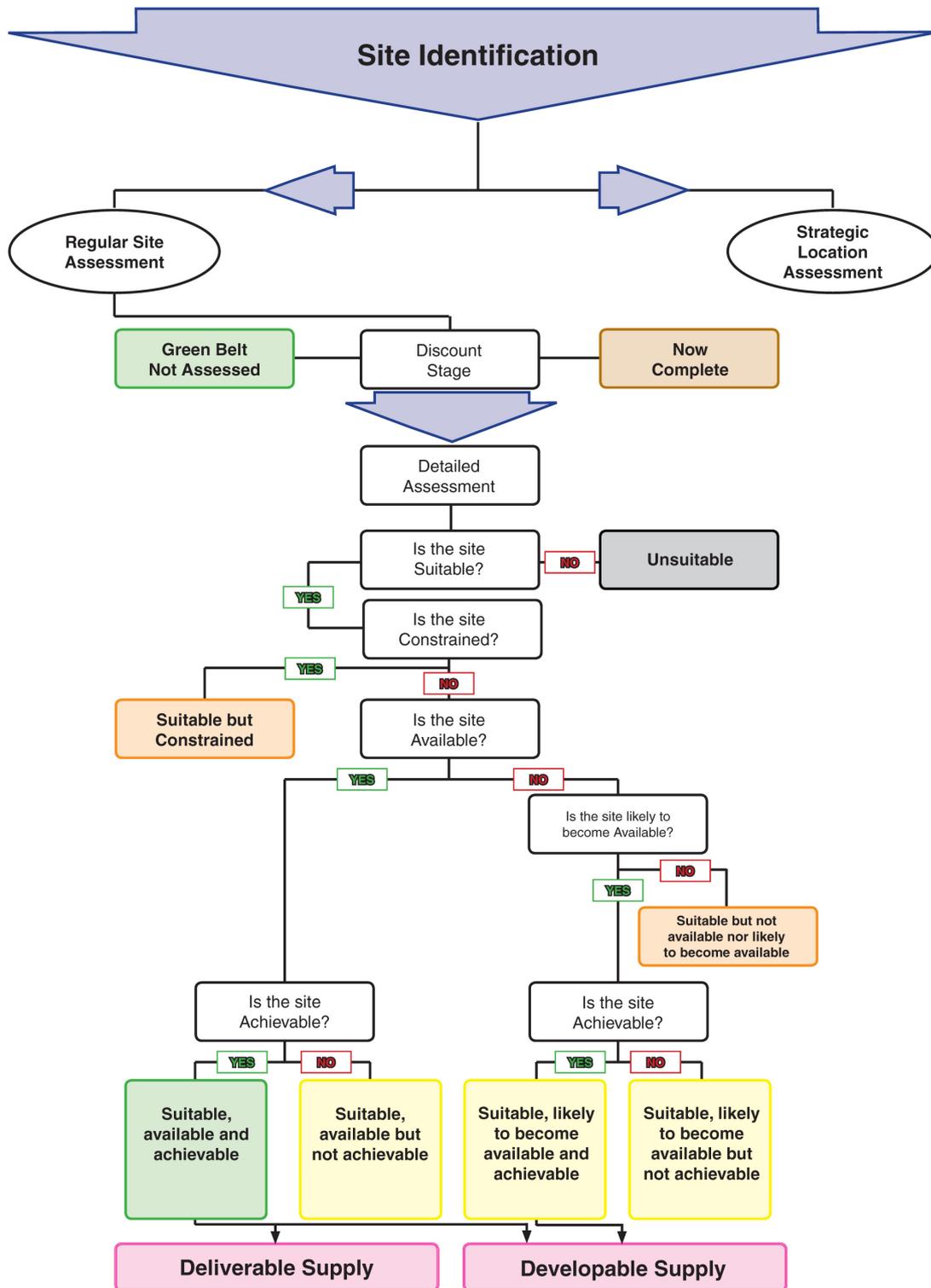
2.65 Appleton Cross, Grappenhall Heys, Peel Hall and Pewterspear Green have been identified as Strategic Locations which could accommodate housing growth in the longer term to avoid the need to release Green Belt land for development.

2.66 Omega has been identified as a Strategic Location primarily to meet the borough's future requirements for economic growth purposes but could, as part of a mixed use and sustainable approach to development, include an element of housing.

2.67 Given the approach to the above sites within the Council's emerging Local Plan Core Strategy, it is considered logical for the SHLAA to consider these sites in isolation from all others within the SHLAA. This approach will ensure that the capacity of these sites is quantified separately and this alongside their exclusion from the 5, 10 and 15 year assessments will help to indicate the likely reliance on these sites and hence their potential roles across the plan period.

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.



Picture 2.1 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 August - September 2012, 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. The consensus of stakeholders at the outset of the 2012 SHLAA was that the previously employed build rates from the previous years assessment should, for Warrington, be rolled forward into this assessment with the only exception to this being a reduction in the 'maximum completions in subsequent years where more than one developer is on site' from 60 to 50. These rates are set out in Table 1.

2.72 Stakeholders requested that the Council only depart from the agreed rates where regular completions monitoring identifies that the site is performing well, or where funding conditions (such as Kick-start or Growing Places) 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	50

Table 1 - Stakeholder Agreed Annual Completion Rates

3 Assessment Findings

3.1 This section of the report presents the findings from the 2012 SHLAA.

3.2 Findings have been initially structured around the nine possible conclusions arising from the assessment process previously identified in figure 2.2, as well as the classification 'Strategic Sites'.

3.3 The section then quantifies the Borough's 'deliverable' and 'developable' housing land supply before proceeding to present completions information for the 2011/12 monitoring period. An explicit calculation of National Indicator 154 is also provided for auditing purposes.

Number and Nature of Sites Identified

3.4 A total of 489 sites, covering approximately 1172 Hectares, were identified for and subsequently included within the 2012 SHLAA. Of the 489 sites included in the 2012 SHLAA, 424 (87%) were automatically rolled forward from the 2011 assessment and hence 65 are wholly new sites. All sites have been assigned a unique reference number, recorded and mapped. Those rolled forward from the 2011 assessment have retained their previous unique reference number for continuity.

3.5 Of the 489 sites identified, 126 (26%) had a planning approval on the 1st April 2012. 319 (65%) of the 489 sites identified constituted previously developed land, 161 (33%) were on greenfield land and 9 (2%) were considered to be part previously developed / part greenfield.

Discounted Sites

3.6 Out of the 489 sites identified for inclusion within the SHLAA, 110 (22%) 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) or other form of 'appropriate development' as prescribed by the National Planning Policy Framework.
- 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 or other form of 'appropriate' development as prescribed by the NPPF. A total of 78 sites, representing almost 16% of the total number of sites identified for inclusion within the 2012 SHLAA, were not assessed on this basis. Four of these sites were wholly new sites having been nominated through the 2012 call for sites exercise.

3.8 A schedule of the 78 sites that have simply been recorded as 'Green Belt Not Assessed' is included as Appendix One. They are also clearly identified on the borough-wide 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 32 sites, representing 7% of the total number of sites identified for inclusion within the 2012 SHLAA, were not assessed on the basis that they are now complete.

3.10 A schedule of the 32 sites is included as Appendix Two. They are also clearly identified on the borough-wide location plans. Where sites have been 'built out' within the latest monitoring period, such sites will be excluded from future reviews and archived as completed developments.

Detailed Assessment Outputs

3.11 Minus those sites discounted on the aforementioned reasoning of being 'now complete' or 'Green Belt Not Assessed' 379 (78%) of the 489 sites identified for inclusion within the 2012 SHLAA progressed to the next stage of the assessment.

3.12 Owing to the emerging Local Plan Core Strategy being at an advanced stage, there are a number of sites within the SHLAA which have been identified as Strategic Locations and for which a separate level of analysis was considered necessary. As such these 6 sites, further details on which were presented in the preceding section of this report, were considered separately to the traditional form of analysis.

3.13 Taking the above into account, 373 sites were carried forward and subjected to a detailed assessment which commenced with an evaluation of their suitability.

Unsuitable

3.14 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.

3.15 Out of the 373 sites subject to this stage of the assessment, 370 (99%) were considered to be 'suitable' where as 3 (1%) were not. The low number of sites deemed '**unsuitable**' owes to the majority of such sites having being discounted in the previous years assessments.

3.16 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 the borough-wide location plan.

3.17 In two of the three 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 third site was deemed unsuitable because it 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. Given each of the sites were deemed unsuitable on the basis of their relationship with adjoining land, which could be subject to change over time, all three of the sites are to remain within the SHLAA in order to be subject to future review.

Suitable but Constrained

3.18 Out of the 370 sites considered 'suitable', 104 (28%) of these, none of which currently benefit from a planning approval, were considered to be constrained and hence defined as being **'suitable but constrained'**.

3.19 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 the borough-wide location plans.

3.20 Out of the 104 sites considered **'suitable but constrained'**, one has been recommended as being discounted from future assessments. This is however on the basis that the site has since been redeveloped for an alternative non residential use, as opposed to the documented constraints necessarily being incapable of being overcome within the plan period (albeit that these may have led to an alternative use being pursued). This site is identified within the schedule included as Appendix Five.

3.21 For the remaining 103 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 4,387 dwellings. This is in excess of that identified in the 2011 SHLAA (3,696) with the difference owing primarily to a higher density assumption having been applied to the sites collectively known as Arpley Meadows, following consultation with their promoter - Peel Holdings.

	Number Sites	Area (Ha)	Gross Capacity	Net Capacity
Previously developed land (PDL)	71	105	3,952	3,950
Greenfield (GF)	29	19	403	403
Part PDL / Part GF	3	1	34	34
Total	103	125	4,389	4,387

Table 2 - Summary of Constrained Housing Potential

3.22 Out of the total constrained net capacity, 3,271 (75%) dwellings are accounted for by a handful of large sites, further details of which are set out below.

- **SHLAA Ref Nos. 1541, 1633 and 1715** - 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 2,701 dwellings. Suffering from access constraints compounded by the presence of railway lines and the River Mersey, 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 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, as have discussions with the sites promoter Peel Holdings. The emerging Local Plan Core Strategy sets out a strategic framework for this and the wider 'Waterfront' area which seeks to support the delivery of the masterplans in the medium to longer-term. 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 web link: http://www.warrington.gov.uk/info/200566/regeneration/791/regeneration_framework
- **SHLAA Ref No. 2134 'Lingley Mere Business Park'** - Directly nominated for inclusion within the SHLAA by the landowners United Utilities back in 2009, this site is located entirely within a designated employment area and currently benefits from full planning consent for employment related uses. The site is approximately 6 Hectares and is estimated to have a capacity of approximately 200 dwellings. The site is considered constrained because current evidence suggests that there is potentially a need to continue to safeguard the land for employment purposes

in order to meet future target rates of employment land take up. There are also some concerns that residential development, as part of a wider mixed use development, may result in additional traffic generation beyond that which was originally envisaged and it is unknown if the network could accommodate any increase.

- **SHLAA Ref No. 1521 'Alcan Factory'** - Directly nominated for inclusion within the SHLAA this approximately 6 Hectare site could accommodate up to as many as 176 new dwellings. Whilst on one hand the site would appear to offer a logical extension to the adjacent New World development site which is currently being built out by Morris Homes, the site is considered constrained on a number of fronts. Firstly the site is within a designated 'Existing Employment Area' and both current and emerging Development Plan policies seek to ensure the area will remain a focus for future employment into the long term. Access also appears to be problematic and would appear to have to be secured through the adjacent New World site which already however benefits from full planning approval. Furthermore the site is located entirely within flood zone 3 and hence development proposals would have to undergo and pass a sequential and exceptions test.
- **SHLAA Ref No. 2482 'Wharf Industrial Estate'** - Identified for inclusion within the 2012 SHLAA having been identified as a redevelopment opportunity within Warrington Town Centre Masterplan. This Council owned site, which is currently operating as an industrial estate, is now being looked at as part of a wider package of redevelopment opportunities to help achieve the transformation of the southern gateway area of Warrington Town Centre. The site is however currently within flood zone 3 although recently approved Environment Agency led flood defences in this locality may see this risk significantly reduced once the approved works are completed. The site is also considered constrained owing to recognition that the loss of the well established industrial park could result in reduced local employment opportunities in an area, where owing to economic deprivations, current and emerging policy seeks to protect such opportunities. It is estimated that the redevelopment of the site could result in 194 dwellings based on the application of a 40 dwellings per hectare density.

Progress in Overcoming Constraints

3.23 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'.

3.24 In last years (2011) assessment 112 sites were deemed suitable but constrained, three of which were recommended to be discounted from the SHLAA process on the basis that the constraints were considered unsurmountable. 109 were therefore rolled forward, as constrained, into the 2012 assessment.

3.25 Of these 109 sites 8 sites have now been unlocked on the basis that the previously documented constraints have been overcome. A schedule of these sites is included within this report as Appendix Fourteen.

3.26 Collectively the 8 sites have an estimated capacity of 427 units, which represents an increase against the estimated capacity set out in the 2011 SHLAA (269 units). This serves to illustrate the cautious nature of the SHLAA on two fronts; firstly that if there are doubts as to whether a site is constrained it is recorded as exactly that until assurances to the contrary are forthcoming; and secondly a cautious approach has been employed with regards to estimating the capacity of sites. This cautious approach is entirely in keeping with the approach requested by stakeholders.

3.27 Conversely however one site (ref. 1756, Pierpoint & Bryant Lagoon) regarded as not previously (2011 SHLAA) being constrained has within the 2012 assessment been recorded as being constrained. This site, which accounts for 104 units, is however at the time of writing subject to a planning application which is as yet undetermined, and may therefore be proven as being unconstrained.

3.28 **In conclusion the 2012 SHLAA demonstrates a net gain in the forward supply of 323 units from sites previously concluded as being unconstrained. The Council considers that this reflects the track record within the borough of unlocking and realising the potential of constrained sites and as such the contribution that doing so can and will make to the forward land supply.**

3.29 The primary reason as to why constraints have been overcome owes to specific proposals, in the time which has lapsed between assessments, having been progressed to either a formal planning application or to a pre-application stage. Work to support this progress has involved exploring in much greater depth the documented constraints including where necessary submitting evidence to substantiate an assertion.

3.30 Whilst the onus on overcoming documented constraints lies with the land owner / developer in control of the site, the Council are keen, as always, to extend an invitation to explore issues on a joint basis.

Suitable but not available nor likely to become available

3.31 Of the 489 sites included within the 2012 SHLAA, 266 sites (54%) 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.

3.32 Out of the 266 sites assessed at this stage, 208 (78%) were considered to be 'available'.

3.33 As opposed to ceasing the assessment of the 58 sites which could not be considered available, a judgement as to whether they were likely to become available within the plan period (2012 to 2027) was made. Having done this it was considered that 14 of the 58 sites that could not be described as available at this time were unlikely to become available in the future. The remaining 44 were however considered likely to become available. As such 14 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 the Borough-wide location plan.

3.34 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 Development Plan approach over the past decade 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

3.35 A total of 208 sites were considered 'available' at the time of the 2012 assessment and were therefore subject to an assessment of their achievability, further details of which are provided at stage 7c of the assessment methodology.

3.36 Out of the 208 sites considered available, 95 (46%) were currently in possession of a planning approval where as 113 (54%) were not. Out of the 95 sites in possession of a planning approval, that approval had been implemented on 32 (34%) sites.

3.37 All 208 (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 the borough-wide location plan.

3.38 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 2022 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.

3.39 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)	161	141	5,241	5,222	1,046	4,176
Greenfield (GF)	43	27	601	597	0	597
Part PDL / Part GF	4	8	171	171	0	171
Total	208	177	6,013	5,990	1,046	4,944

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

3.40 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)	80	94	3,497	3,482	1,046	2,436
Greenfield (GF)	14	5	75	74	0	74
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	95	102	3,627	3,611	1,046	2,565

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)	81	46	1,744	1,740	0	1,740
Greenfield (GF)	29	23	526	523	0	523
Part PDL / Part GF	3	5	116	116	0	116
Total	113	74	2,386	2,379	0	2,379

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

Suitable, Likely to Become Available and Achievable

3.41 Out of the 266 sites assessed for their availability, 58 were not considered 'available'. As already identified however these 58 sites were then subject to a judgement as to whether they were likely to become available within the plan period and it was subsequently concluded that 44 sites were.

3.42 Similar to those sites deemed 'available' at this time, the 44 sites considered likely to become available were then subject to an assessment of their achievability. All 44 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**'.

3.43 A schedule of the 44 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.

3.44 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)	36	13	812	811
Greenfield (GF)	8	6	130	130
Total	44	19	942	941

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

3.45 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. What is however apparent at the time of publication of the 2012 SHLAA is that word of the Council's emerging Local Plan Core Strategy, and the less restrictive approach to managing housing land release within, is spreading. The consequence of this is that many land owners and developers are now re-engaging with the Council to discuss redevelopment proposals having previously been put off from doing so under the former (UDP) and more restrictive policy approach. In addition to confirming their intentions for sites where availability is currently unknown, this new trend is also likely to result in higher levels of windfall development being recorded.

Quantified 'Deliverable' Supply of Housing Land

3.46 The NPPF defines deliverable land for housing as a site which is available now, offers a suitable location for development now, and which is achievable with a realistic prospect that housing will be delivered on the site within 5 years and in particular that the development of the site is viable.

3.47 Out of the 489 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.

3.48 Through identifying those sites likely to deliver dwelling completions within the next five years (2012 - 2017), the Borough's 'deliverable' supply of housing land, as at the 1st April 2012, has been quantified. Summary information resulting from this exercise can be seen in Table 7.

	Number of Sites	Area (Ha)	Forecast Completions						Total	Total as %
			12/13	13/14	14/15	15/16	16/17			
PDL	97	106	613	546	599	512	392	2,662	96	
GF	19	6	30	32	13	12	16	103	4	
Total	116	112	643	578	612	524	408	2,765	100	

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

3.49 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 (71%) of the Borough's 'deliverable' housing supply already benefits from planning approval.

	Number of Sites	Area (Ha)	Forecast Completions						Total	Total as %
			12/13	13/14	14/15	15/16	16/17			
PDL	65	81	590	378	339	303	279	1,889	96	
GF	14	4	30	18	10	0	16	74	4	
Total	79	85	620	396	349	303	295	1,963	100	

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

	Number of Sites	Area (Ha)	Forecast Completions						Total	Total as %
			12/13	13/14	14/15	15/16	16/17			
PDL	32	25	23	168	260	209	113	773	96	
GF	5	2	0	14	3	12	0	29	4	
Total	37	27	23	182	263	221	113	802	100	

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

3.50 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.

3.51 Twenty five percent of the identified 'deliverable' supply, some 697 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 planning consent in 2002 for a mixed use development comprising of approximately 2000 dwellings. In 2012 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. Development activity on Chapelford remains high. Whilst completions have slowed to more closely align with the reduced sales rates being recorded nationally, and to reflect buyers aspirations for lower housing densities, the site is amongst the best performing in delivery terms within the region. There continues to be several developers active on the site which should help to reduce risk to delivery going forward. 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.

3.52 Other significant contributors to the supply within the next five (2012 - 2017) years include:

- **New World site (SHLAA Ref. No 1201)** - The redevelopment of this 13.8Ha previous industrial site will deliver 426 new homes. With 217 already completed, a further 170 are expected to be delivered within the next 5 years. The high levels of completions to date reflects that the land owner, Morris Homes, have previously secured Government round one and round two 'kick-start' funding which has driven completions in the short-term. The site is however proving popular with the market and is attractive to further public sector led initiatives as demonstrated by the recent award in the Autumn of 2012 of 'Growing Places' funding.
- **Walton Locks / Quays (SHLAA Ref. No 1411)** - Identified as a key site within Peel Holdings Atlantic Gateway investment strategy, 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 having previously secured Government round one 'kick-start' funding. As at the 1st April 2012 the site had yielded 89 completions with a further 150 anticipated over the next 5 years.
- **Farrell Street South (SHLAA Ref. No 1092)** - The wholesale construction of this significant regeneration opportunity commenced in 2011 with the first completions having been yielded during 2011/12. The site remains actively under construction with good progress being observed. The site is anticipated to yield a minimum 240 further dwellings over the next five year period.
- **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 HCA who, having recently secured a revised planning application, have now appointed a development partner to deliver the 99 units within the next 5 years. The adjacent phases proved very successful in marketing terms often attracting premium values. There is therefore every confidence that this last phase will be viable, attractive to the market and hence delivered.
- **Eagle Ottawa Site (SHLAA Ref. No 1864)** - Located within the Latchford area of the town this former tannery site has now been acquired, with the benefit of full planning consent, by Helena Housing Association who intend to deliver a mixture of dwelling types and tenures across the site. With funding having already been secured development of the site has been accelerated to the extent that the 92 units are anticipated to be completed before 1st April 2013.
- **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 and the S106 was recently renegotiated and signed to help overcome viability issues. Work has now commenced on demolishing the existing buildings and hence the site is likely to be disposed of in the coming months. Owing to the attractiveness and strength of the residential market in this locality, but allowing sufficient lead in time, the site is anticipated to deliver 105 of the approved 145 dwellings within the next five years.
- **Former G&J Greenalls (SHLAA Ref No. 1440)** - Development of this former distillery site has now commenced and the first completions were yielded during 2011/12. Good levels of activity have been observed throughout the year and good progress continues to be made in terms of delivery. It is anticipated that all of the residual 110 dwellings will be realised from this site within the next five years.
- **Planned Employment element of Carrington Park (SHLAA Ref No. 1709)** - Whilst the site does not currently benefit from planning permission an application has been submitted but is as yet undetermined. The application has addressed a number of documented concerns resulting

from previous redevelopment proposals and proposes the construction of 108 affordable homes. Funding to deliver the site has been secured and the developer and registered partner in question already have a track record of delivering such schemes within the Borough. As such the 108 units will be realised within the next five years, should planning permission be forthcoming.

3.53 Collectively, Chapelford and the above 8 sites account for 60% of the Borough's 'deliverable' supply (1,661 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

3.54 The NPPF 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 viably developed at the point envisaged.

3.55 Out of the 489 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 viably developed at the point envisaged.

3.56 The NPPF requires local planning authorities to identify specific developable sites or broad locations 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 2012, has been quantified. Each of the respective periods are considered in greater depth in turn.

'Developable' 6 - 10

3.57 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						
			17/18	18/19	19/20	20/21	21/22	Total	Total as %
PDL	47	68	334	338	154	135	124	1,085	70
GF	17	16	51	78	95	48	30	302	19
Part PDL / Part GF	4	8	30	37	31	25	48	171	11
Total	68	92	415	453	280	208	202	1,558	100

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

3.58 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 approximately one third (29% or 446 units) of the Borough's 'developable' 6 - 10 year housing supply already benefits from planning approvals.

	Number of Sites	Area (Ha)	Forecast Completions						
			17/18	18/19	19/20	20/21	21/22	Total	Total as %
PDL	8	44	192	116	48	35	0	391	88
Part PDL / Part GF	1	3	0	0	7	0	48	55	12
Total	9	47	192	116	55	35	48	446	100

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

	Number of Sites	Area (Ha)	Forecast Completions						
			17/18	18/19	19/20	20/21	21/22	Total	Total as %
PDL	39	24	142	222	106	100	124	694	62
GF	17	16	51	78	95	48	30	302	27
Part PDL / Part GF	3	5	30	37	24	25	0	116	11
Total	59	45	223	337	225	173	154	1,112	100

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

3.59 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.

3.60 Farrell Street South (SHLAA Ref. No 1092), which was identified within the preceding section as making a significant contribution to the Borough's 'deliverable' supply of housing equally makes a contribution to the Boroughs 'developable' supply, contributing 98 units between 2017 and 2022.

3.61 Other sites expected to make a significant contribution to the deliverable 6 - 10 year supply are as follows:

- **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. Many of the wider improvements have already been delivered and all that remains is to deliver the housing. The delay however owes to a need for land values to recover in order to secure a value which covers that already expanded in front loading the wider improvements.
- **Bruche former police training centre site (SHLAA Ref No. 1643)** - Planning permission was granted to redevelop this former police training centre site, which is in the ownership of the HCA, subject to a S106 agreement and the completion of some further ecological work. The S106 has now been signed and the ecological work is nearing completion. The HCA are now in the process of appointing a development partner to deliver the site. Whilst the first completions on the site are anticipated to be yielded from 2014 onwards, it is anticipated that the majority of the site (145 out of the 220 dwellings) will be realised in the 6-10 year period.
- **Gemini 16 (SHLAA Ref No. 1825)** - This site, which is owned by the HCA, has long been earmarked for an extension of Gemini Business Park. The owners have now however advised that it is unlikely to be attractive as an employment location and are in the process of substantiating this through evidence. Concerns over the trip generation associated with commercial traffic and limitations posed by the existing road network which serves the site lend credence to this argument. With the HCA having identified that residential development constitutes the most appropriate alternative use, and with significant interest having already been expressed in the site for housing, it has been assumed that recent pre-application discussions will lead to this site ultimately being developed. Whilst likely to yield completions in the short term the majority of the completions (135 out of 220) are anticipated to be realised in the 6-10 year period.
- **Warrington Central Trading Estate (SHLAA Ref No. 2466)** - This site has previously benefited from planning permission to redevelop the site for housing, although the consent was never implemented. Recent discussions with the landowner, driven by specific regeneration proposals in this the 'Stadium Quarter' have reaffirmed their desire remains to redevelop the site in the short-medium term. A cautious estimate of 131 units has been applied to this site and it has been assumed, informed by the aforementioned discussions, that the redevelopment would commence and be completed within the 6-10 year period.

3.62 Collectively the aforementioned sites account for the delivery of 619 units in the 6-10 year period, representing 40% of the anticipated supply in this period.

'Developable' 11 - 15

3.63

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						
			22/23	23/24	24/25	25/26	26/27	Total	Total as %
PDL	49	22	212	221	216	357	234	1,240	79
GF	16	19	94	75	100	37	16	322	21
Total	65	41	306	296	316	394	250	1,562	100

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

3.64 Only two of the sites envisaged to contribute to the longer-term 'developable' 11 - 15 year housing supply already benefit from planning approval (SHLAA Refs. 1108 and 1401). In both of these cases it is not however considered that the existing consents will be implemented and progressed to delivery. Instead it is considered that planning permission will be secured to re-plan the sites at reduced densities which will result in a more achievable nature and type of development. It is recognition of this within the SHLAA process which has resulted in these sites being predicted to contribute to supply in the longer term.

3.65 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.

3.66 Sites expected to make a significant contribution to the 11 - 15 year supply include:

- **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 120 new homes may be delivered in years 11 - 15.
- **Land to the North of Birchwood Way (SHLAA Ref No. 1803)** - It is envisaged that this underused Council owned land will be developed in the longer term for approximately 91 homes.
- **Pinner's Brow Retail Park (SHLAA Ref No. 2471)** - This site has been identified as a redevelopment opportunity within the Town Centre Master Plan, which could be redeveloped to make much more of this prominent gateway to the Town Centre site. Redevelopment proposals within this area are being advanced through proposals under the guise of the 'Stadium Quarter', with current landowners having been engaged. It is estimated that this site could yield 99 residential units.

Capacity of Strategic Locations

3.67 A number of specific sites included within previous years assessments have now been identified by the emerging Local Plan Core Strategy as 'Strategic Locations' within Policies CS7 and CS9.

3.68 Appleton Cross (Site Ref. 308), Grappenhall Heys (Site Ref. 1646), Peel Hall (and Peel Hall Playing Fields) (Site Refs. 1506 and 1649) and Pewterspear Green (Site Ref. 1650) have been identified, by Policy CS9, as Strategic Locations which could accommodate housing growth in the longer term to avoid the need to release Green Belt land for development. The Core Strategy makes clear however that the CS9 strategic locations will only be released for housing development *“should monitoring indicate that additional housing supply is necessary in the longer term to maintain delivery and meet housing needs”*

3.69 Omega (Site Ref. 2135) has been identified, by Policy CS7, as a Strategic Location, primarily to meet the borough's future requirements for economic growth purposes but could, as part of a mixed use and sustainable approach to development, include an element of housing.

3.70 **Given the approach to the above sites within the Council's emerging Local Plan Core Strategy, it is considered logical for the SHLAA to consider these sites in isolation from all others within the SHLAA. This approach will ensure that the capacity of these sites is quantified separately and this alongside their exclusion from the 5, 10 and 15 year assessments will help to indicate the likely reliance on these sites in doing so supporting emerging policy that they are not required within the plan period to contribute to meeting the plan's housing requirement.**

3.71 In previous years assessments **land at Appleton Cross, Grappenhall Heys and Pewterspear Green** has been concluded as being suitable, available and achievable.

3.72 Appleton Cross, Grappenhall Heys and Pewterspear Green constitute residual phases of New Town led suburban development. As such the deliverability of these sites has previously been robustly tested through detailed master planning with these master plans subsequently having progressed to actual partial implementation. In this regard it must also be noted that these residual phases have previously benefited from New Town planning consents.

3.73 The development of these locations was at the time voluntarily halted (by the then English Partnerships) to enable housing growth to instead be pursued on previously developed as opposed to greenfield land in order to support regeneration. It was always however envisaged that the residual phases of these locations would be developed at some point in the future with signs on the land clearly indicating that the sites are reserved for future development. The timing of the release of these sites is now a matter for the development plan.

3.74 The estimated capacities assigned to each of these sites draws on information from the previous master plans and New Town consents. It should be noted that these have however been relied upon in an indicative capacity as opposed to constituting an exact blueprint of how these sites would be developed if released for development now. Collectively these sites have an estimated capacity of 1,237 dwellings on the following basis:

- Appleton Cross - 400 units
- Grappenhall Heys - 573 units
- Pewterspear Green - 264 units

3.75 Each of these sites is in single ownership and in the control of the Homes and Communities Agency (HCA). The HCA have used successive SHLAAs to promote these sites as suitable, available and achievable and there is no evidence to suggest the contrary may be true. With regards to deliverability in the implementation sense, the HCA's excellent track record of delivery (in both the national and local context) should also act to provide significant assurances. It is only the voluntary holding back of these sites that has prevented their development to date.

3.76 The strategic infrastructure necessary to support development of these sites is largely in place with much having been front loaded in advance of the earlier phases of development. United Utilities have however identified, through the IDP process, with regards to water and waste water infrastructure, that the location of these greenfield sites on the fringe of existing infrastructure networks is such that there are likely to be capacity issues. In this regard UU have commented that these sites may require

a long lead in time in order to ensure the required infrastructure is identified, funding is secured and a solution is implemented prior to the commencement of any development. Whilst suitable, available and achievable it is therefore unlikely that the sites could contribute to supply, in the event they were required to, until the medium term (year 6 onwards).

3.77 Peel Hall is estimated as being potentially able to accommodate up to 1,550 dwellings, a capacity derived through the application of indicative densities. Some indicative master plans for the site have also been prepared by the landowner. The site has not previously benefited from planning permission for residential development but was subject to a number of applications in the 1990s, one of which was refused and two of which were withdrawn.

3.78 The SHLAA (TPS032) details that the Peel Hall site is subject to a number of potential constraints as follows:

- A legacy of underground coal mining in this locality raises issues regarding ground stability.
- The west of the site is largely landlocked from a vehicular perspective and access into the site from the east would appear dependant on access across the existing Peel Hall playing fields being secured.
- The ability of the local road network immediately surrounding the site to adequately and safely accommodate the increase in traffic remains unknown.
- The M62 which constitutes the sites northern boundary is subject to an air quality management area along its length which encroaches into the north of the site.
- Similarly a Health and Safety Executive buffer associated with a pipeline which runs adjacent and parallel to the M62 also encroaches into the north of the site.

3.79 The developer has consistently made representations to the SHLAA and Local Plan Core Strategy to assert that the site is suitable, available and achievable and as such is deliverable. These representations have included the submission of evidence to address specific documented constraints inclusive of the following:

- The Coal authority has been consulted.
- The HCA have put on record their willingness to dispose of Peel Hall playing fields should the adjacent land be allocated for development or secure planning permission.
- An access strategy for the site has been prepared by the developer.
- Preliminary transport modelling has been undertaken using the Council's Multi Modal Transport Model.
- Preliminary design work has indicated that the air quality management and pipeline buffers would influence the design approach as opposed to precluding development of the entirety of the site.

3.80 This evidence has not yet been tested. The Council consider that it would only be appropriate to test this information, through discussion and consultation with the relevant agencies, through the process of preparing a further Local Plan should the need to do so arise throughout the plan period (which is not presently envisaged).

3.81 Similar to the other CS9 sites United Utilities have identified, through the IDP process, with regards to water and waste water infrastructure, that the location of this greenfield site on the fringe of existing infrastructure network is such that there are likely to be capacity issues. In this regard UU have commented that this site may require a long lead in time in order to ensure the required infrastructure is identified, funding is secured and a solution is implemented prior to the commencement of any development.

3.82 Omega is a large site within the North West of the Borough of strategic importance to Warrington and the wider sub-region. The primary purpose of the site is to meet economic and employment land aspirations however current thinking is that a more mixed use approach may represent a more sustainable prospect. Work remains ongoing to explore the exact land use mix at the site but the owners, the HCA, have indicated that the site could accommodate up to 1,100 new homes. Policy CS2 sets out a criteria based approach which proposals for housing, if forthcoming, would have to satisfy. The site is considered to offer a suitable location for housing development provided it is of a scale which supports the delivery of the necessary physical and social infrastructure to ensure the development would be sustainable from a residential perspective. The site is evidently available but its achievability is subject to further viability work and further exploration of the traffic implications of housing on the site, alongside the wider land use mix.

3.83 Collectively the Strategic Locations have an estimated capacity of 3,887 units. This represents a significant source of additional supply which could, if necessary, be drawn upon. No allowance is made within any of the assessments within this SHLAA for capacity from these sites.

3.84 As drafted the Core Strategy does not identify a preference for the phased release of any of the Strategic Locations identified in polices CS7 and CS9. This is deliberate and reflects the intention to source land from these sites through a further local plan as and when required by the triggers already set out within the Core Strategy. The SHLAA will however continue to review and update information for these sites, alongside others, with the assessment and information which underpins it subsequently being used to inform the site allocation process if required within the Core Strategy period.

Latest Dwelling Completions

3.85 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 2011 and 31st March 2012. 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

3.86 Over 2011/12 620 gross completions and 20 losses were recorded. Net completions for the latest monitoring period were therefore 600. Table 14 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
2010/11	545	18	527
2011/12	620	20	600
Total (2002 -12)	9,290	566	8,724
Average pa	929	57 ⁽¹⁾	872

Table 14 - Latest (2011/12) and Historical Gross and Net Housing Completions

1. Whilst 566 dwellings have been lost over the 10 year period, 306 (54%) of these have been lost through planned clearance at Anson/Blenheim Close, Longshaw Street, Dallam and 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 235 have resulted from the demolition of other properties, change of use and conversions. Excluding those demolitions resulted from planned clearance and reconfiguration; the 10 year period has seen an average loss of 24 dwellings per annum.

3.87 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. Dwelling losses within the latest monitoring period are identified in Appendix Thirteen.

Delivery on Previously Developed Land

3.88 Out of the 620 gross dwelling completions in 2011/12, 608 (98%) were delivered on previously developed land and 12 (2%) on Greenfield land.

3.89 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. The RSS, which currently remains a part of the statutory Development Plan despite impending revocation, identifies however 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. The Council's emerging Local Plan Core Strategy also seeks to roll forward this target from a base date of 2006 to 2027.

3.90 In terms of performance against the RSS requirement, there have been 8,364 gross completions within the Borough in the nine years since 2003. 7,547 of these (90%) have been on previously developed land.

3.91 In terms of performance against the emerging Local Plan Core Strategy, there have been 5,274 gross completions within the Borough in the six years since 2006. 4,975 of these (94%) have been on previously developed land.

3.92 As can be seen 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

3.93 Existing monitoring facilitates the breakdown of latest gross completions in relation to the dwelling type and bedroom capacity of each. The results of this analysis are presented in Table 15.

	1 Bed	2 Bed	3 Bed	4+ Bed	Total	% of Gross Completions
Houses	10	54	241	131	436	70
Apartments	33	150	1	0	184	30
Total	43	204	242	131	620	100

Table 15 - Dwelling Type and Bedroom Capacity Breakdown of Latest Completions (2011/12)

3.94 Since the beginning of the current RSS plan period in 2003, 8,364 gross dwellings have been completed. Whilst it is not possible to provide a breakdown of the completions for the year 2003/04, Tables 16 and 17 provide a breakdown of the 7,665 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
2010/11	0	80	240	127	447	82
2011/12	10	54	241	131	436	70

Houses	1 Bed	2 Bed	3 Bed	4+ Bed	Total	% of Gross Completions
Total	60	532	2091	1842	4,525	59

Table 16 - Bedroom Capacity Breakdown of Gross House Completions from 1st April 2004 - 31st March 2012

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
2009/10	41	101	0	0	142	36
2010/11	27	71	0	0	98	18
2011/12	33	150	1	0	184	30
Total	866	2202	49	23	3,140	41

Table 17 - Bedroom Capacity Breakdown of Gross Apartment Completions from 1st April 2004 - 31st March 2012

National Indicator NI154

3.95 National Indicator NI154 is one of Warrington's former Local Area Agreement designated target measures. Despite the importance of LAAs having significantly subsided post election of the Coalition Government, NI154 remains a priority measure for the Council which is reported on annually and subject to quarterly progress checks.

3.96 The published formula⁽⁵⁾ 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)

3.97 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.

3.98 The individual components underpinning the 2011/12 measure are set out below in Table 18. Appendix Twelve 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)'.

3.99 Dwelling losses '(c)' within the latest monitoring period are identified in Appendix Thirteen.

NI154 Formula Approach	Total Number
New build completions (a)	597
Demolitions (b)	20
Change of use (net change) (c)	12
Conversions (net change) (d)	11

Table 18 - NI154 Components (2011/12)

Application of Formula in Warrington:

NI154 = 597 - 20 + 12 + 11 = 600

3.100 The NI154 formula identifies that the total number of net additional homes provided in 2011/12 was 600. The local target for 2011/12 was 500 (to reflect the emerging Local Plan Core Strategy). The target was therefore comfortably exceeded.

5 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 5, 10 and 15 year supply of deliverable and developable housing sites within the Borough of Warrington.

4.2 In assessing and demonstrating a 5, 10 and 15 year supply of deliverable and developable sites due regard has been had to the following guidance and practice notes:

- National Planning Policy Framework (2012);
- Land Supply Assessment Checks: Practice Guidance (2009) DCLG;
- National Indicators for Local Authorities and Local Authority Partnerships: Handbook of Definitions (2008) DCLG; and
- Advice produced by DCLG and Local Government for the Planning inspectorate 'Demonstrating a 5 Year Supply of Deliverable Sites' (2007).

Clarification of the Development Plan Housing Requirement

4.3 The 2012 SHLAA has been published at a time when Warrington's emerging Local Plan Core Strategy is at an advanced stage of preparation, having been submitted to the Secretary of State for examination on 19th September 2012. At the time of writing, hearing sessions are scheduled for the week commencing 3rd June 2013.

4.4 The Core Strategy proposes the delivery of 10,500 net new homes between 2006 and 2027, equating to an annualised average of 500 dwellings net of clearance per annum. This level of provision is in excess of that set out in Policy L4 of the Regional Spatial Strategy (RSS) for the North West which identifies that there should be an average annual 380 dwellings per annum net of clearance in Warrington between 2003 – 2021.

4.5 Given that the RSS is yet to be formally abolished it remains a part of the Borough's statutory Development Plan. In any event the 380 annualised average figure represents the Council's 'option 1' figure and furthermore is embedded in Policy HOU1 of the current Development Plan, in the guise of the Unitary Development Plan, which remains in force.

4.6 Based on the above context it is considered appropriate for the 2012 SHLAA to include an assessment of the 5, 10 and 15 year supply of deliverable and developable sites within the context of policy L4 of the RSS as well as that of the emerging Local Plan Core Strategy. The former constitutes the statutory development plan against which planning applications must be assessed although the latter also constitutes a significant material consideration in this regard.

Dealing with Historic Oversupply

4.7 In both sets of assessments the Council have 'front loaded' a significant volume of completions within the early years of the respective plan life, often continually and considerably exceeding the annualised average requirement. As such each of the five, ten and fifteen-year supply targets employed within the assessments have been adjusted to reflect the level of housing already delivered since the outset of the plan period. This approach follows that clearly advocated by guidance prepared by DCLG⁽⁶⁾ and is evident through Inspector's reports associated with appeals and Local Plan examinations.

⁶ 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 5 Year Assessments cover the 5 year period from the 1st April 2012 to 31st March 2017. In accordance with the requirements of the NPPF the assessments include an additional buffer of 5% to ensure choice and competition in the market for land. The lower of the two buffers (5%) specified by the NPPF is considered appropriate for Warrington because the Borough has persistently met and exceeded housing targets.

		Dwellings
a	Development Plan annual average housing requirement	380
b	Development Plan housing requirement (2003 - 2012) [a x 9]	3,420
c	Net actual completions to date (2003 - 2012)	7,881
d	Surplus / Deficit to carry forward [c - b]	+ 4,461
e	Rolling 5 Year Requirement (2012 - 2017) [a x 5]	1,900
f	Rolling 5 Year Requirement 2012 -2017 inclusive of a 5% buffer [e+(ex0.05)]	1,995
g	Quantified Net Deliverable supply 'Years 0 - 5' [taken from 2012 SHLAA]	2,765
h	Grand Total Net Supply [d + g]	7,226
i	5 Year Requirement Residual Balance [h - f]	+ 5,231
j	Residual balance as a percentage of original requirement (i / e)*100	275%
k	Residual balance in years (i / a)	+ 13.8

Table 19 - Assessment against Development Plan (RSS) 5 Year Requirement (2012 - 2017)

4.8 The assessment contained in Table 19 demonstrates that the Borough is comfortably able to meet its Development Plan housing requirement over the period 2012 to 2017 employing the level of provision prescribed by RSS Policy L4. When this five year requirement is adjusted to reflect the significant number of housing completions which have been delivered in the preceding plan years, it is evident that the requirement going forward can be argued as having already been met by actual dwellings. Even if this approach which is clearly that advocated by guidance is dismissed, it is clear from the assessment that the housing requirement over the period 2012 to 2017 is capable of being met, and actually exceeded, by relying solely on the the quantified net forward 'deliverable' supply predicted across this period. In both scenarios it is also evident that the additional buffer of 5% required by the NPPF, necessary to ensure choice and competition in the market for land, is also comfortably exceeded.

		Dwellings
a	Development Plan annual average housing requirement	500
b	Development Plan housing requirement (2006 - 2012) [a x 6]	3,000
c	Net actual completions to date (2006 - 2012)	5,075
d	Surplus / Deficit to carry forward [c - b]	+ 2,075
e	Rolling 5 Year Requirement (2012 - 2017) [a x 5]	2,500

		Dwellings
f	Rolling 5 Year Requirement 2012 -2017 inclusive of a 5% buffer [e+(ex0.05)]	2,625
g	Quantified Net Deliverable supply 'Years 0 - 5' [taken from 2012 SHLAA]	2,765
h	Grand Total Net Supply [d + g]	4,840
i	5 Year Requirement Residual Balance [h - f]	+ 2,215
j	Residual balance as a percentage of original requirement (i / e)*100	84%
k	Residual balance in years (i / a)	+ 4.4

Table 20 - Assessment against the Emerging Local Plan Core Strategy 5 Year Requirement (2012 - 2017)

4.9 The assessment contained in Table 20 demonstrates that the Borough is comfortably able to meet the emerging Local Plan Core Strategy housing requirement over the period 2012 to 2017. When this five year requirement is adjusted to reflect the significant number of housing completions which have been delivered in the preceding plan years, it is evident that the requirement going forward can be argued as having already almost been met in its entirety by actual dwellings. Even if this approach which is clearly that advocated by guidance is dismissed, it is clear from the assessment that the housing requirement over the period 2012 to 2017 is capable of being met, and actually exceeded, by relying solely on the the quantified net forward 'deliverable' supply predicted across this period. In both scenarios it is also evident that the additional buffer of 5% required by the NPPF, necessary to ensure choice and competition in the market for land, is also comfortably exceeded.

Ten-Year Requirement Assessment

4.10 The 10 Year Assessment covers the period from the 1st April 2012 to 31st March 2022.

		Dwellings
a	Development Plan annual average requirement ⁽¹⁾	380
b	Development Plan housing requirement (2003 - 2012) [a x 9]	3,420
c	Net actual completions to date (2003 - 2012)	7,881
d	Surplus / Deficit to carry forward [c - b]	+ 4,461
e	Rolling 10 Year Requirement (2012 - 2022) [a x 10]	3,800
f	Quantified Net Deliverable supply 'Years 0 - 5' [taken from 2012 SHLAA]	2,765
g	Quantified Net Developable 'Years 6 - 10' supply [taken from 2012 SHLAA]	1,558
h	Grand Total Net Supply [d + f + g]	8,784
i	10 Year Requirement Residual Balance [h - e]	+ 4,984
j	Residual balance as a percentage of original requirement (i / e)*100	+ 131 %
k	Residual balance in years (i / a)	+ 13

Table 21 - Assessment against Development Plan (RSS)10 Year Requirement (2012 - 2022)

- For the purposes of this assessment the 380 rate has been projected forward to 2026. This is in keeping with the RSS approach which identifies 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."

4.11 The assessment contained in Table 21 demonstrates that the Borough is comfortably able to meet its Development Plan housing requirement over the period 2012 to 2022 employing the level of provision prescribed by RSS Policy L4. When this ten year requirement is adjusted to reflect the significant number of housing completions which have been delivered in the preceding plan years, it is evident that the requirement going forward can be argued as having already been met by actual dwellings. Even if this approach, which is clearly that advocated by guidance, is dismissed, it is clear from the assessment that the housing requirement over the period 2012 to 2022 is capable of being met, and actually exceeded, by relying solely on the the quantified net forward 'deliverable' and 'developable 6 - 10' supply predicted across this period.

		Dwellings
a	Development Plan annual average requirement	500
b	Development Plan housing requirement (2006 - 2012) [a x 6]	3,000
c	Net actual completions to date (2006 - 2012)	5,075
d	Surplus / Deficit to carry forward [c - b]	+ 2,075
e	Rolling 10 Year Requirement (2012 - 2022) [a x 10]	5,000
f	Quantified Net Deliverable supply 'Years 0 - 5' [taken from 2012 SHLAA]	2,765

		Dwellings
g	Quantified Net Developable 'Years 6 - 10' supply [taken from 2012 SHLAA]	1,558
h	Grand Total Net Supply [d + f + g]	6,398
i	10 Year Requirement Residual Balance [h - e]	+ 1,398
j	Residual balance as a percentage of original requirement (i / e)*100	+ 28 %
k	Residual balance in years (i / a)	+ 2.8

Table 22 - Assessment against the emerging Local Plan Core Strategy 10 Year Requirement (2012 - 2022)

4.12 The assessment contained in Table 22 demonstrates that the Borough is comfortably able to meet the emerging Local Plan Core Strategy housing requirement over the period 2012 to 2022. When this ten year requirement is adjusted to reflect the significant number of housing completions which have been delivered in the preceding plan years, it is evident that a substantial volume of the requirement going forward can be argued as having already been met by actual dwellings.

Fifteen-Year Requirement Assessment

4.13 The 15 Year Assessment covers the 15 year period from the 1st April 2012 to 31st March 2027.

		Dwellings
a	Development Plan annual average requirement ⁽¹⁾	380
b	Development Plan housing requirement (2003 - 2012) [a x 9]	3,420
c	Net actual completions to date (2003 - 2012)	7,881
d	Surplus / Deficit to carry forward [c - b]	+ 4,461
e	Rolling 15 Year Requirement (2012 - 2027) [a x 15]	5,700
f	Quantified Net Deliverable supply 'Years 0 - 5' [taken from 2012 SHLAA]	2,765
g	Quantified Net Developable 'Years 6 - 10' supply [taken from 2012 SHLAA]	1,558
h	Quantified Net Developable 'Years 11 - 15' supply [taken from 2012 SHLAA]	1,562
i	Grand Total Net Supply [d + f + g + h]	10,346
j	15 Year Requirement Residual Balance [i - e]	+ 4,646
k	Residual balance as a percentage of original requirement (j / e)*100	+ 82%
l	Residual balance in years (j / a)	+ 12

Table 23 - Assessment against Development Plan (RSS)15 Year Requirement (2012 - 2027)

1. For the purposes of this assessment the 380 rate has been projected forward to 2027. This is in keeping with the RSS approach which identifies 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."

4.14 The assessment contained in Table 23 demonstrates that the Borough is comfortably able to meet its Development Plan housing requirement over the period 2012 to 2027 employing the level of provision prescribed by RSS Policy L4. When this fifteen year requirement is adjusted to reflect the significant number of housing completions which have been delivered in the preceding plan years, it is evident that the requirement going forward can be argued as having already almost been met in its entirety by actual dwellings. Even if this approach which is clearly that advocated by guidance is dismissed, it is clear from the assessment that the housing requirement over the period 2012 to 2027 is capable of being met, and actually exceeded, by relying solely on the the quantified net forward 'deliverable' and 'developable' supply predicted across this period.

		Dwellings
a	Development Plan annual average requirement	500
b	Development Plan housing requirement (2006 - 2012) [a x 6]	3,000
c	Net actual completions to date (2006 - 2012)	5,075
d	Surplus / Deficit to carry forward [c - b]	+ 2,075
e	Rolling 15 Year Requirement (2012 - 2027) [a x 15]	7,500
f	Quantified Net Deliverable supply 'Years 0 - 5' [taken from 2012 SHLAA]	2,765

		Dwellings
g	Quantified Net Developable 'Years 6 - 10' supply [taken from 2012 SHLAA]	1,558
h	Quantified Net Developable 'Years 11 - 15' supply [taken from 2012 SHLAA]	1,562
i	Grand Total Net Supply [d + f + g + h]	7,960
j	15 Year Requirement Residual Balance [i - e]	+ 460
k	Residual balance as a percentage of original requirement (j / e)*100	+ 6%
l	Residual balance in years (j / a)	+ 0.9

Table 24 - Assessment against the emerging Local Plan Core Strategy 15 Year Requirement (2012 - 2027)

4.15 The assessment contained in Table 24 demonstrates that the Borough is able to meet the emerging Local Plan Core Strategy housing requirement over the period 2012 to 2027.

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 as well as constrained capacity and potential capacity associated with the Strategic Locations.

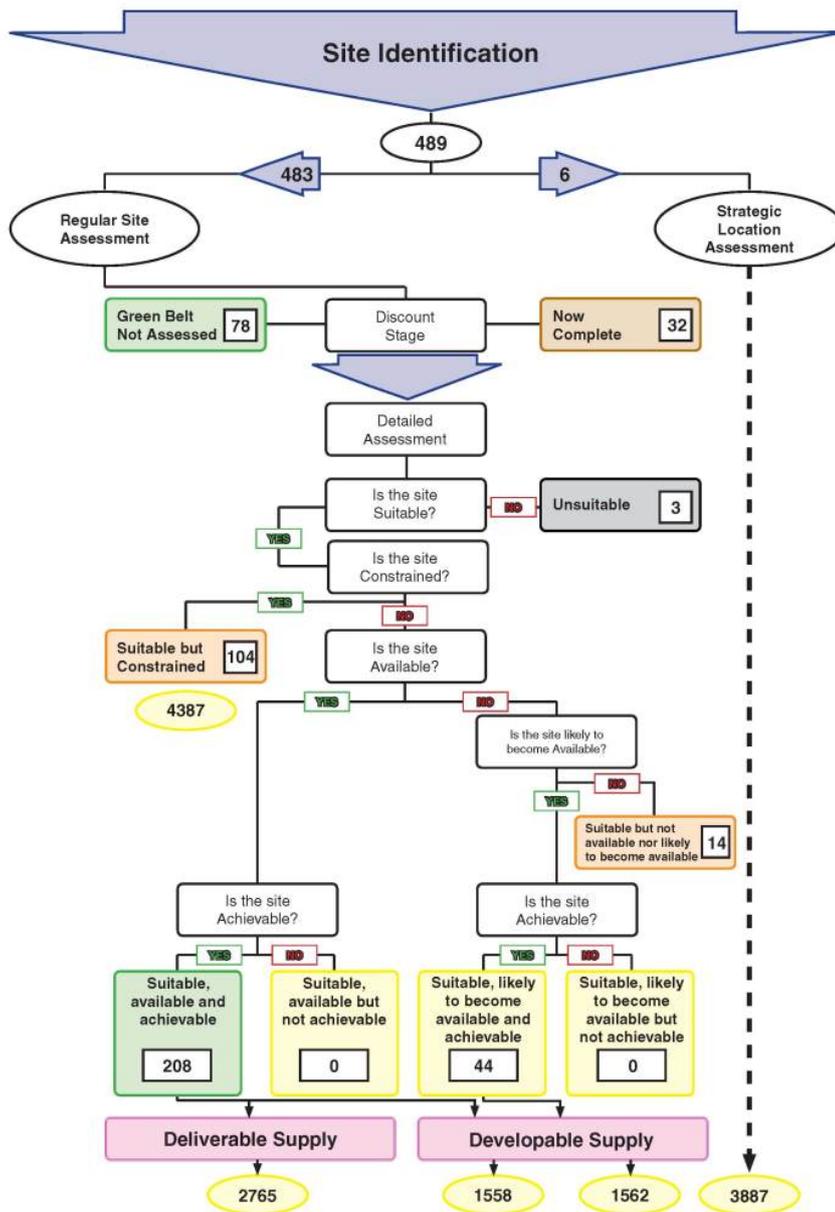


Figure 5.1 Assessment Headline Conclusions

5.2 The findings from the 5, 10 and 15 Year Assessments included in section 4 of this report are summarised in Table 25.

	5 Year Assessment 2012 - 2017 ⁽¹⁾		10 Year Assessment 2012 - 2022		15 Year Assessment 2012 - 2027	
	Target	Projected Performance	Target	Projected Performance	Target	Projected Performance
Development Plan (RSS) Average Annual 380	1,995	+5,231	3,800	+4,984	5,700	+4,646
Emerging Local Plan Core Strategy Average Annual 500	2,625	+2,215	5,000	+1,398	7,500	+460

Table 25 - Performance against Five, Ten and Fifteen Year Requirements

1. inclusive of 5% buffer required by the NPPF

As can be seen from Table 25 the Borough, by way of reference to existing and emerging Development Plan targets, exceeds all requirements and has therefore identified sufficient land through reference to specific sites. An immediate review of the SHLAA commencing at stage 4 (Fig 2.1 - The SHLAA Process) is NOT therefore required.

Housing Land Trajectory

5.3 Figures 5.2 and 5.3 show the Council's housing trajectory as at the 1st April 2012. Figure 5.2 employs the existing Development Plan (RSS) period of 2003 - 2021 and the annualised average requirement of 380 dwellings net of clearance across this period. Figure 5.3 employs the emerging Local Plan Core Strategy period of 2006 to 2027 and the annualised average requirement of 500 dwellings net of clearance across this period.

5.4 Within the trajectories the green bars indicate actual net dwelling completions which have already occurred. The orange bars indicate projected future net dwelling completions. The red line indicates the Development Plan annualised average requirement (380 in Fig. 5.2 and 500 in Fig. 5.3). The blue line, the manage line, shows the annualised average required at a point in time, from that date forward taking into account delivery performance to date, to ensure that the plan wide target of new net homes is realised (6,840 in Fig 5.2 and 10,500 in Fig 5.3).

5.5 It must be stressed that whilst the Development Plan requirement has been expressed as an annualised average, **performance is measured on delivery across the plan period and not individual years.**

5.6 In terms of performance it can be seen from Figure 5.2 that the entire Development Plan (RSS) period requirement (6,840 dwellings between 2003 and 2021) was exceeded in the preceding monitoring year (2011/12). This owes to significantly high levels of completions being front loaded within the early years of the plan period, reflective of the housing boom and easy and arguably unsustainable access to finance during this period. Despite the plan requirement having been met it can be seen that there is nevertheless a healthy forward land supply across the residual years of the plan period. It is anticipated that between 2003 and 2021 12,204 dwellings will have been delivered, 5,364 in excess of the actual requirement.

5.7 It can be seen from Figure 5.3 that the Development Plan (Core Strategy) period requirement (10,500 dwellings between 2003 and 2021) is anticipated to be exceeded in 2025/26, 1 year before the end of the plan period. It is anticipated that between 2006 and 2027 10,960 dwellings will have been delivered, 460 in excess of the actual requirement. Figure 5.3 identifies that whilst there is a consistent forward land supply in the short term (next 5 years), beyond this lower levels of completions are envisaged. It is likely however, with past performance testament to this, that completions in the medium to longer term (6 - 15 years) will be significantly boosted as sites which are currently constrained are unlocked or as windfall developments come forward.

5.8 In both trajectories it can be seen that there is unlikely to be a return to the relatively high volume of net completions experienced in preceding years which peaked in 2007/08. This does not simply owe to the prevailing uncertainties in relation to the economic climate and access to finance but instead is a combination of this alongside 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).
- 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.

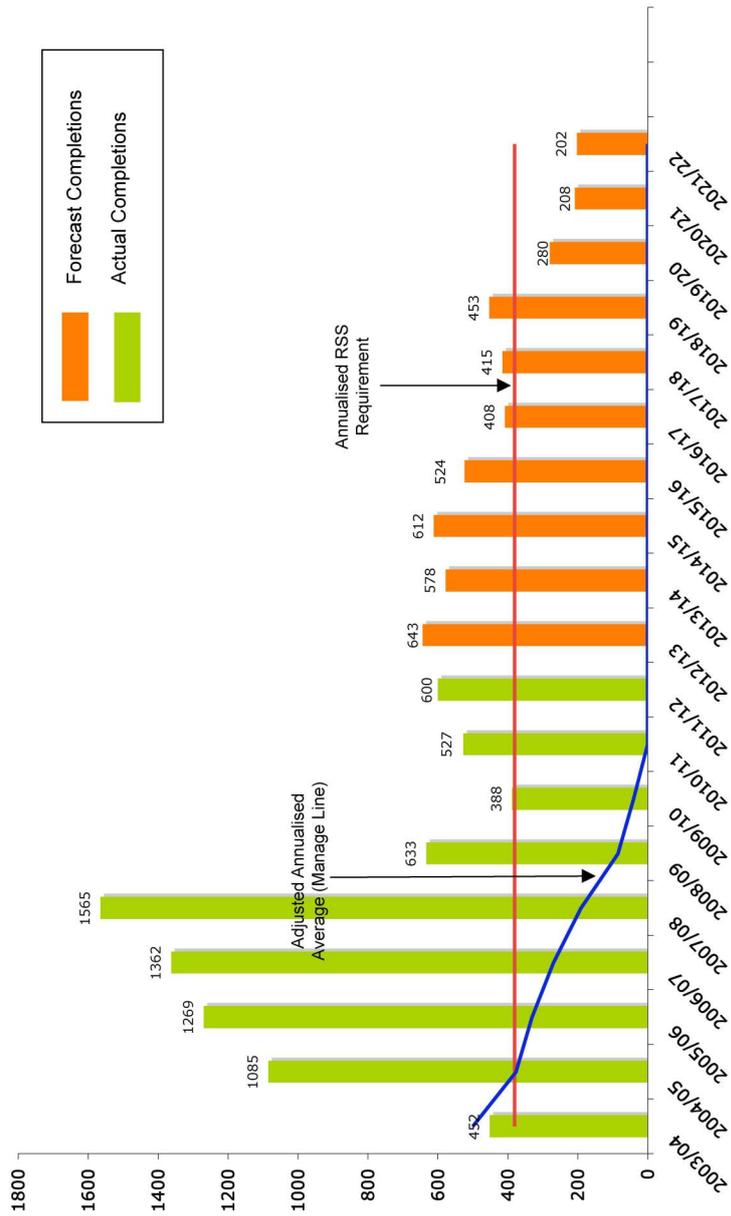


Figure 5.2 Housing Trajectory for the RSS period as at 1st April 2012

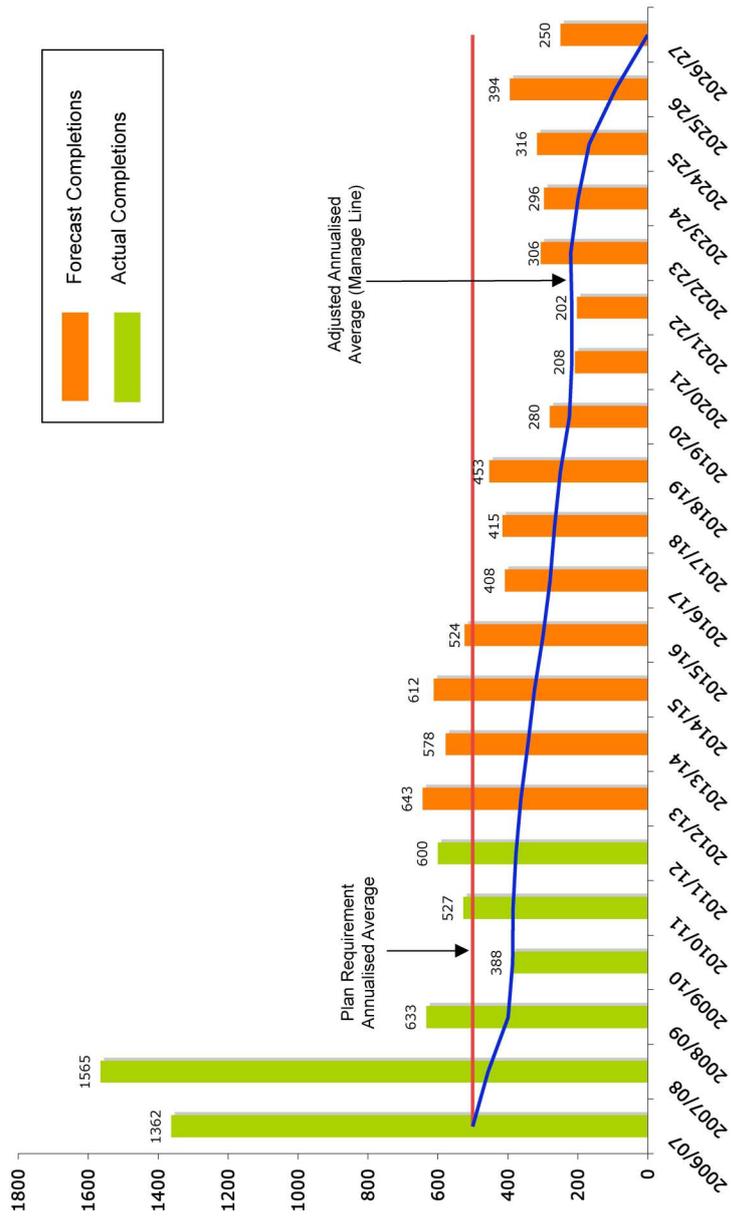


Figure 5.3 Housing Trajectory for the Local Plan Core Strategy period as at 1st April 2012

Previously Developed Land Trajectory

5.9 Figures 5.4 and 5.5 show the Council's Previously Developed Land (housing) trajectory as at the 1st April 2012. Figure 5.4 employs the existing Development Plan (RSS) target of 80% of all new gross housing completions on previously developed land across the period 2003 - 2021. Figure 5.5 employs the emerging Local Plan Core Strategy target of 80% of all new gross housing completions on previously developed land across the period 2006 - 2027.

5.10 The 'actual average at given year' line shows the average performance at any given year within the relevant plan period through using actual and projected completion rates from this years SHLAA. In figure 5.4 it can be seen that average performance at the end of and hence across the RSS period as a whole (2003 - 2021) is anticipated to be 89%, which is significantly in excess of the RSS target of 80%. In Figure 5.5 it can be seen that average performance at the end of and hence across the Local Plan Core Strategy period as a whole (2006 - 2027) is anticipated to be 90%, which is significantly in excess of the Core Strategy target of 80%.

5.11 Whilst it can be seen that performance is anticipated to drop below the annual average in some individual future years, it must be stressed that the target relates to performance across the plan period as a whole as opposed to any one individual year. Given the strong track record of unlocking suitable but constrained sites within the Borough, the majority of which are previously developed, as well as acknowledging windfall development which again trend information supports is primarily from previously developed sources, it is likely that further supply from these sources will come forward and consequently that performance in these years will be better than currently anticipated in any event.

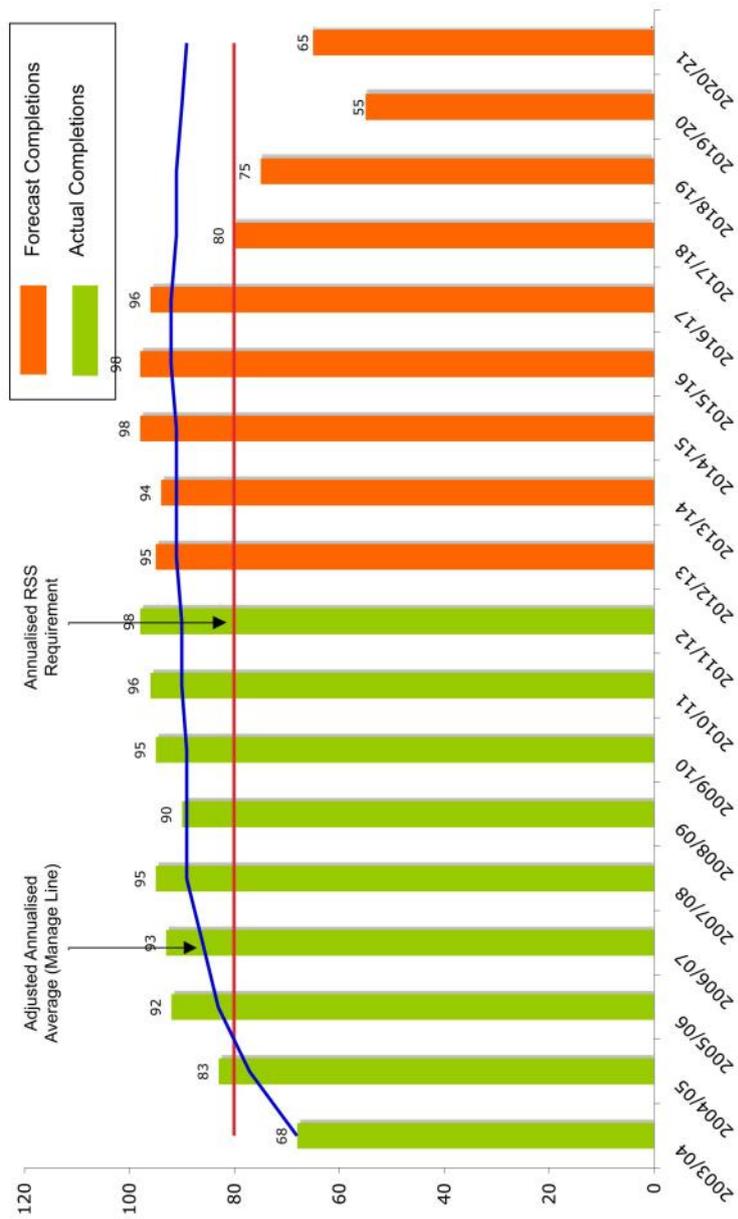


Figure 5.4 Previously Developed Land Trajectory for the RSS period as at 1st April 2012

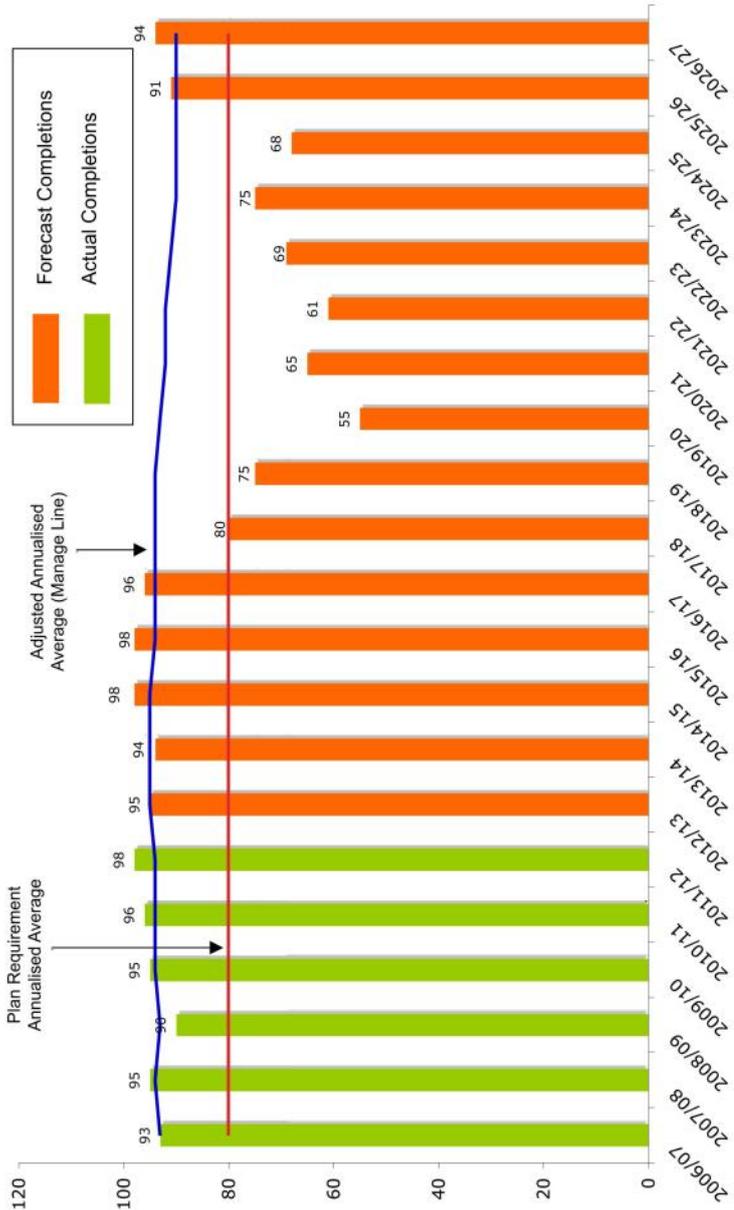


Figure 5.5 Previously Developed Land Trajectory for the Local Plan Core Strategy period as at 1st April 2012

Review of Past Projections

5.12 The 2012 SHLAA represents the Council's fourth successive SHLAA. Given the importance of seeking to predict as accurately as possible future rates of delivery, a review of past projections has been undertaken in order to establish the degree of confidence of future projections and hence confidence with regards to the latest land supply assessments and trajectories.

Year	Projected	Actual	Balance
09/10	306	388	+82
10/11	574	527	-47
11/12	581	600	+19
Cumulative	1,461	1,515	+54

Table 26 - Review of 2009 SHLAA Projected Net Completions

Year	Projected	Actual	Balance
10/11	435	527	+92
11/12	467	600	+133
Cumulative	902	1,127	+225

Table 27 - Review of 2010 SHLAA Projected Net Completions

Year	Projected	Actual	Balance
11/12	583	600	+17

Table 28 - Review of 2011 SHLAA Projected Net Completions

5.13 As can be seen the accuracy of previous projections is very high. Detailed analysis which compares on which sites actual completions were recorded versus on which sites completions were anticipated, supports that actual completions were occurring on the sites where they were anticipated to.

5.14 The award of kick start funding on a number of sites within the Borough in 2010/11 resulted in the accelerated delivery of completions on a number of sites which could not have been foreseen. Other differences can be attributed to higher than expected completion rates on some sites (without any form of public subsidy) owing to higher than average sales rates and hence market interest.

5.15 The fact that projections have generally been continually exceeded again serves to demonstrate the cautious approach within the SHLAA, which is in entirely in keeping with the approach requested by stakeholders. In this regard the SHLAA represents the minimum forward land supply which trend information supports is likely to be exceeded.

5.16 The accuracy of past projections will continue to be kept under review as part of the annual review process.

Continuity of the forward Land Supply

5.17 The 2012 SHLAA represents the Council's fourth successive SHLAA. As such it is possible to begin to analyse the continuity of the anticipated forward land supply.

SHLAA	Deliverable (0-5)	Developable (6-10)	Developable (11-15)	Total Del/Dev Supply
2009	2,377	1,639	1,428	5,444
2010	2,073	1,577	1,704	5,354
2011	2,501	1,308	1,238	5,047
2012	2,765	1,558	1,562	5,885

Table 29 - Anticipated Forward Land Supply

5.18 As can be seen the projected forward land supply across the four assessments is relatively stable. Normally when actual completions have been exceeding projected rates, as has been the case in Warrington, a reducing residual forward land supply would be experienced. This has not however been the case in Warrington, where the continuity of the forward land supply can be seen as enduring. This owes to a combination of the forward land supply having been continually topped up by an influx of new sites within each of the annual reviews (windfall), schemes securing planning permission at higher densities than envisaged by the SHLAA, and sites previously deemed as being suitable but constrained being unlocked. It is important to note that there is no reliance upon any of the Strategic Sites (emerging Local Plan Core Strategy Policy CS9 sites or Omega) within the figures expressed in Table 29.

Implications for Current Policy

- **The Borough's existing Development Plan comprises of the Regional Spatial Strategy for the North West and those policies saved from the Unitary Development Plan (UDP) which the Secretary of State agreed to save beyond 23rd January 2009, as well as any associated SPDs.**
 - Whilst the RSS is in the process of being abolished the courts have made clear that regional planning will not cease to form part of the statutory development plan until such time as full abolition is legally confirmed.
- The 2012 SHLAA has, however, been prepared at a time when the Council's emerging new Development Plan, in the guise of the Local Plan Core Strategy, is at an advanced stage of preparation.
- The National Planning Policy Framework (NPPF) was published on 27th March 2012 and set out transitional arrangements for local planning authorities' local plans.
- The NPPF makes clear at paragraph 216 that weight may be given to relevant policies in emerging plans according to their stage of preparation (the more advanced the preparation, the greater the weight that may be given), the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).
 - The provisions of paragraph 216 are particularly pertinent in Warrington given the Council submitted the emerging Local Plan Core Strategy to the Secretary of State on 19th September 2012, with hearing sessions scheduled for the week commencing 3rd June 2013.
- **Although the UDP and RSS represent the current statutory Development Plan, the Local Plan Core Strategy is now, in light of the above, an evident material consideration in the determination of planning applications. As such, the conclusions of this SHLAA have been prepared in the context of both the existing Development Plan and the emerging Local Plan Core Strategy.**

- In terms of the existing Development Plan, 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.
- The emerging Local Plan Core Strategy proposes the delivery of 10,500 net new homes between 2006 and 2027, equating to an annualised average of 500 dwellings net of clearance per annum. This level of provision is in excess of that set out in Policy L4 of the RSS.
- **By way of reference to both the existing and emerging Development Plan targets, the 2012 SHLAA concludes that the Borough is able to demonstrate a 5, 10 and 15 year supply of deliverable and developable sites through reference to specific sites. In both scenarios this is inclusive of an additional buffer of 5% with regards to a 5 year supply to ensure choice and competition in the market for land, in accordance with the requirements of the NPPF.**

In conclusion the 2012 demonstrates that both the existing and emerging policy positions result in an adequate forward land supply, and as such remain fit for purpose.

Implications for Future Policy

5.19 In relation to emerging policy, successive SHLAAs have been a key tool in the development of housing policies and proposals within the Local Plan Core Strategy. Following the Government's stated intention to revoke RSS, the SHLAA has played a significant role in helping to test the deliverability of future rates of housing provision.

5.20 Moving forward the SHLAA constitutes 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 continue to engage in discussions with a wide array of infrastructure providers and will use the SHLAA alongside other evidence such as the Infrastructure Delivery Plan to help identify and better understand any potential issues.

The Council submitted their Local Plan Core Strategy on 19th September 2012. At the time of writing, hearing sessions are scheduled to begin the week commencing the 3rd June 2013. The reasoning behind and evidence to support the housing targets and policy approaches within are published in the Housing Background Paper which was published alongside the Submission Draft Core Strategy. This paper makes clear how information has been used from previous years SHLAAs to support the emerging Core Strategy.

Future Monitoring

5.21 In keeping with the plan, monitor and manage approach advocated by the NPPF, 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.

5.22 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.

5.23 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, Warrington continue to monitor completion and activity rates of sites comprising of ten or more units on a quarterly basis. Findings from quarterly monitoring are available upon request.

The next review of the SHLAA will commence in May 2013.

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 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 'developable' 11 - 15 sites
- Map 5 - Borough-wide map showing the spatial distribution of latest dwelling completions

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



List of Abbreviations

- AMR Annual Monitoring Report
- EA Environment Agency
- GIS Geographical Information System
- HCA Homes and Communities Agency
- HMA Housing Market Area
- HMP Housing Market Partnership
- LDD Local Development Documents
- LPA Local Planning Authority
- NPPF National Planning Policy Framework
- PPS Planning Policy Statement
- RP Registered Provider
- RSS Regional Spatial Strategy
- SFRA Strategic Flood Risk Assessment
- SHLAA Strategic Housing Land Availability Assessment
- SHMA Strategic Housing Market Assessment
- SPD Supplementary Planning Document
- 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 Planning Framework.

Core Strategy: The document at the heart of the Local Plan 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: To be considered deliverable, sites should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. (definition taken from the NPPF)

Developable land: To be considered developable, sites should be in a suitable location for housing development, and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

Development Plan: This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.)

Flood Risk: An expression of the combination of the flood probability or likelihood and the magnitude of the potential consequences of the flood event.

Flood Risk Assessment: A study to assess the risk to an area or site from flooding, now and in the future, and to assess the impact that any changes or development on the site or area will have on flood risk to the site and elsewhere. It may also identify, particularly at more local levels, how to manage those changes to ensure that flood risk is not increased. NPPF technical guidance differentiates between regional, sub-regional/strategic and site-specific flood risk assessments.

Green Belt: A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purpose of the Green Belt is to;

- check the unrestricted sprawl of large built up areas
- prevent neighbouring towns from merging
- safeguard the countryside from encroachment
- assist urban regeneration by encouraging the recycling of derelict and other urban land

The boundaries of the Green Belt in Warrington, which is contiguous with the Green Belt in Merseyside, Greater Manchester, and North Cheshire, are shown on the Local Plan Proposals Map.

Greenfield: Land on which no development has previously taken place unless the previous development was for agriculture or forestry purposes or, the remains of any structure or activity have since blended into the landscape.

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.

Local Plan: Documents within the Local Planning Framework that have development plan status. In Warrington, the key document at the heart of the the Local Planning Framework is the Core Strategy. All Local Plans 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 management decisions must be made in accordance with them unless material considerations indicate otherwise.

Local Planning Framework: This is a non-statutory term used to describe a set of documents, which includes all the local planning authority's Local Plans. A Local Planning Framework is comprised of:

Definition of Terms

- Local Plans (which form part of the statutory development plan)
- Supplementary Planning Documents

The Local Planning Framework will also comprise of other local development documents:

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

National Planning Policy Framework: The National Planning Policy Framework (NPPF) came into effect in March 2012 and sets out the Government's requirements for the planning system in the form of a statement of national policy which aims to achieve sustainable development through the preparation of local plans and the management of development proposals by local planning authorities. The NPPF replaces all previously published Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs) except for PPS10 (Sustainable Waste Management) which is still relevant until replaced in due course by a National Waste Plan.

Open Space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Planning Policy Statement (PPS): Issued by central Government to provide national policy advice on thematic subject areas. Now largely replaced by the NPPF.

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.

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 Planning 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 Planning 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 Planning 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.

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	Source	Ward Name	Site Area (Ha)	Existing Use
1532	Land to the south of Nook Farm	Arley Road, Appleton Thorn	Nominated for inclusion within the SHLAA.	Appleton	5.39	Agricultural
1536	Curtilage of Persian Cottage	Lumb Brook Rd / New Lane, Appleton Thorn	Nominated for inclusion within the SHLAA.	Appleton	0.06	Residential curtilage
1863	Bradley Hall	Bradley Hall, Appleton, Warrington	Nominated for inclusion within the SHLAA.	Appleton	86.11	Agricultural
1866	Greater Shepcoff Farm	Greater Shepcoff Farm, Stretton, Warrington, WA4 5PL	Nominated for inclusion within the SHLAA.	Appleton	56.54	Agricultural
1563	Arpley Meadows southern former landing stage	Arpley Meadows	Nominated for inclusion within the SHLAA.	Bewsey & Whitecross	7.79	Vacant land
1534	Land to the south of Lumber Lane	Lumber Lane, Burtonwood	Nominated for inclusion within the SHLAA.	Burtonwood & Winwick	5.53	Agricultural
1654	Land bounded by Green Lane / Lumber Lane / Phipps Lane / Winsford Drive	Green Lane / Lumber Lane / Phipps Lane / Winsford Drive, Burtonwood	Nominated for inclusion within the SHLAA.	Burtonwood & Winwick	11.5	Agricultural
1655	Land West of Phipps Lane	Land West of Phipps Lane, Burtonwood	Nominated for inclusion within the SHLAA.	Burtonwood & Winwick	7.35	Agricultural
1656	Lumbers Lane / Forshaw's Lane / Phipps Lane	Lumbers Lane / Forshaw's Lane / Phipps Lane, Burtonwood	Nominated for inclusion within the SHLAA.	Burtonwood & Winwick	10.4	Agricultural
1828	Curtilage of Lower Farm Lodge	Hermitage Green Lane	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Burtonwood & Winwick	0.03	Residential curtilage
2146	Land off Lumber Lane, Burtonwood	Land off Lumber Lane, Burtonwood	Nominated for inclusion within the SHLAA.	Burtonwood & Winwick	4.54	Agricultural Land
2457	Land at Ashton's Farm, Burtonwood	Off Clay Lane, WA5 4DH	Nominated for inclusion via promotion through the Core Strategy.	Burtonwood & Winwick	17.23	Agricultural land
1505	Land at the junction of Warrington Rd / Jennet's Lane	Land at the junction of warrington Rd / Jennet's Lane	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	1.94	Agricultural
1519	Howards Transport Limited	Robins Lane, Culcheth, WA3 4AE	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	0.35	Commercial
1522	Land west of and to the rear of 39 - 49 Brookfield	Brookfield Rd, Culcheth	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	4.47	Agricultural

Appendix One - Schedule 1 'Discounted Green Belt Sites'

SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	Existing Use
1523	Land to the West of Abbey Close, Heath Farm, Croft	Land to the West of Abbey Close, Heath Farm, Croft	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	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	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	96.3	Agricultural
1554	Land at Glazebury WwTW	South of Hawthorne Avenue	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	4.89	Agricultural
1567	Land at Warrington Road / Hawthorne Avenue, Culcheth	Land at Warrington Road / Hawthorne Avenue, Culcheth	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	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)	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	1.71	Agricultural
1608	Land off Chadwick Avenue, Croft	Land off Chadwick Avenue, Croft	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	3.7	Open space
1609	Land at Kinknall Hall Farm	West of Hob Hey Lane and to the rear of No.s 76 to 104 Wigshaw Lane, Culcheth	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	3.08	Agricultural
1634	Former planting site	West of Spring Lane (south of Croft riding school)	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	2.37	Redundant tree farming land
1635	Former planting site	East of Spring Lane (south west of Croft riding school)	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	0.91	Redundant tree farming land
1806	Land adj to 220 Stone Pitt Lane	Land adj to 220 Stone Pitt Lane	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	Culcheth, Glazebury & Croft	0.5	Agricultural
2144	Land at Lady Lane (west of), Croft	Land at Lady Lane (west of), Croft	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	3.19	Agricultural
2155	Land to the North and East of Croft Primary School	East of Mustard Lane, Croft	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	6.33	Agricultural
2156	Land to the East of Heath Lane, Croft	Land to the East of Heath Lane, Croft	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	6.78	Agricultural
2157	Land between Glazers Lane and Warrington Road, Culcheth	Land between Glazers Lane and Warrington Road, Culcheth	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	4.81	Agricultural
2269	Choughey Farmhouse and barns	Benits Garden Centre	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	0.1	Redundant farm buildings.

Appendix One - Schedule 1 'Discounted Green Belt Sites'

SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	Existing Use
2270	Barn Farmhouse and barns	Bents Garden Centre	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	0.06	Redundant farm buildings.
2488	Land at Glazebrook Station House	Glazebrook Lane, Glazebrook	Nominated for inclusion within the SHLAA.	Culcheth, Glazebury & Croft	0.20	Operational railway land now in a derelict condition.
1511	Land West of Orchard House	Weaste Lane, Thelwall	Nominated for inclusion within the SHLAA.	Grappenhall & Thelwall	0.22	Redundant Stable and Paddock
1618	Land south east of Deans Lane, Thelwall	Land south east of Deans Lane, Thelwall, WA4 2TN	Nominated for inclusion within the SHLAA.	Grappenhall & Thelwall	16.68	Agricultural
1623	Land West of Highfields Stables	Off Highfield Stables, Weaste Lane	Nominated for inclusion within the SHLAA.	Grappenhall & Thelwall	0.58	Agricultural
1624	Land South of Highfield Stables	Off Highfield Stables, Weaste Lane	Nominated for inclusion within the SHLAA.	Grappenhall & Thelwall	1.15	Agricultural
1625	Land North of Highfield Stables	Weaste Lane, Thelwall	Nominated for inclusion within the SHLAA.	Grappenhall & Thelwall	1.18	Agricultural
1626	Land south of 128, Weaste Lane	Off Highfield Stables, Weaste Lane	Nominated for inclusion within the SHLAA.	Grappenhall & Thelwall	0.93	Agricultural
1627	Land North of Weaste Lane	Weaste Lane, Thelwall	Nominated for inclusion within the SHLAA.	Grappenhall & Thelwall	4.69	Agricultural
1628	Land to the rear of 27 - 47 Weaste Lane	Weaste Lane, Thelwall	Nominated for inclusion within the SHLAA.	Grappenhall & Thelwall	1.43	Agricultural
1865	Thelwall Heyes Farm	Thelwall Heyes Farm, Grappenhall, Warrington, WA4 2TS	Nominated for inclusion within the SHLAA.	Grappenhall & Thelwall	21.64	Agricultural
2137	Land adj. canal - Cliff Lane	Off Cliff Lane, Grappenhall	Nominated for inclusion within the SHLAA.	Grappenhall & Thelwall	0.09	
2177	Grappenhall Residential School	Church Lane, Grappenhall	Nominated for inclusion within the SHLAA.	Grappenhall & Thelwall	1.7	School
2462	Land at junction of Bell Lane / Stockport Road, Thelwall	Land at junction of Bell Lane / Stockport Road, Thelwall (south of Beech House)	Nominated for inclusion through the Core Strategy process.	Grappenhall & Thelwall	0.64	Pasture and scrub land.
1611	Land to the east of Walton Lea Road, Higher Walton	Land to the east of Walton Lea Road, Higher Walton	Nominated for inclusion within the SHLAA.	Hatton, Stretton & Walton	3.23	Agricultural
1738	Fosters Croft	Church Lane, Hatton, WA4 5NX	Nominated for inclusion within the SHLAA.	Hatton, Stretton & Walton	0.12	Vacant land
2244	Land between Underbridge Lane and Chester Road	Land between Underbridge Lane and Chester Road	Nominated for inclusion within the SHLAA.	Hatton, Stretton & Walton	0.5	Vacant land



SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	Existing Use
1229	Land fronting Pool Lane	Junction of Pool Lane / Warrington Rd, Statham	Nominated for inclusion within the SHLAA.	Lymm	0.14	Scrub woodland
1504	Land off Thirmer Drive	Land off Thirmer Drive, Lymm	Nominated for inclusion within the SHLAA.	Lymm	0.4	Vacant land
1527	Land fronting Pool Lane (north - adjacent pumping station)	Pool Lane, Statham	Nominated for inclusion within the SHLAA.	Lymm	0.27	Agricultural
1528	Land adjacent to and west of Statham Community Primary School	Warrington Road, Statham	Nominated for inclusion within the SHLAA.	Lymm	6.77	Agricultural
1545	Rushgreen Rd, Lymm	Land east of Thirmer Drive, Lymm	Nominated for inclusion within the SHLAA.	Lymm	22.5	Agricultural
1557	Large field to the east and south of Reddish Lane	Reddish Lane, Lymm	Nominated for inclusion within the SHLAA.	Lymm	3.1	Agricultural
1558	Field to the west of Reddish Lane	Reddish lane, Lymm	Nominated for inclusion within the SHLAA.	Lymm	3	Agricultural
1560	Greenscene	Burford Lane, Broomeedge, Warrington	Nominated for inclusion within the SHLAA.	Lymm	0.39	Retail
1565	Land west of Reddish Crescent, Lymm	Land west of Reddish Crescent, Lymm	Nominated for inclusion within the SHLAA.	Lymm	3.08	Agricultural
1612	Northern Farms Ltd - Cherry Lane / Booths Lane, Lymm	Cherry Lane / Booths Lane, Lymm	Nominated for inclusion within the SHLAA.	Lymm	40.3	Agricultural
1620	Recycling premises	Off Camsley Lane, Lymm	Nominated for inclusion within the SHLAA.	Lymm	0.9	Recycling premises
1621	Land immediately surrounding Pool Farm	Pool Lane / Oldfield Road, Statham	Nominated for inclusion within the SHLAA.	Lymm	0.5	Curtilage
1622	Land between Oldfield Road and Warrington Road	Land between Oldfield Road and Warrington Road, Statham	Nominated for inclusion within the SHLAA.	Lymm	1.43	Vacant land
1638	Hampson Nursery	Fronting Burford Lane, Lymm	Nominated for inclusion within the SHLAA.	Lymm	3	Vacant / disused site
1886	Land at Cherry Lane, Lymm	Adjacent to 144, Cherry Lane, Lymm	Nominated for inclusion within the SHLAA.	Lymm	0.91	
1888	Land at Sutch Lane	Land at Sutch Lane, Lymm	Nominated for inclusion within the SHLAA.	Lymm	2.55	
1891	Land fronting Pool Lane	North & west of Pool Farm, Pool Lane, Statham	Nominated for inclusion within the SHLAA.	Lymm	1.6	Agricultural
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	Nominated for inclusion within the SHLAA.	Lymm	9.29	Agricultural

SHLAA Ref	Site Name	Site Address	Source	Ward Name	Site Area (Ha)	Existing Use
2452	Land bounded by Birch Brook Road/Mill Lane, Heatley	Land bounded by Birch Brook Road/Mill Lane, Heatley	Nominated for inclusion within the SHLAA.	Lymm	3.70	Pasture land.
1629	Expansion of land to the west of Penketh Hall Farm	Penketh, Warrington	Nominated for inclusion within the SHLAA.	Penketh & Cuedley	18.82	Agricultural
1630	Penketh Hall Farm Site C	South of Station Rd, Penketh	Nominated for inclusion within the SHLAA.	Penketh & Cuedley	17.47	Agricultural
1503	Cleavelands Farm	Moss Side Lane, Rixton	Nominated for inclusion within the SHLAA.	Rixton & Woolston	1.4	Redundant Farm
1508	Ramswood Nursery	Manchester Rd	Nominated for inclusion within the SHLAA.	Rixton & Woolston	1.92	Commercial
1514	Land off A57 Manchester Rd, Hollins Green	Land off A57 Manchester Rd, Hollins Green	Nominated for inclusion within the SHLAA.	Rixton & Woolston	7.54	Vacant land
1525	Land north of Bank Street, Glazebrook	Land north of Bank Street, Glazebrook	Nominated for inclusion within the SHLAA.	Rixton & Woolston	10.83	Agricultural
1526	Former camp site at Glazebrook	Off Bank Street, Glazebrook	Nominated for inclusion within the SHLAA.	Rixton & Woolston	6.7	Vacant land
1631	Land south and west of Vetch Close	Off Bank Street, Glazebrook	Nominated for inclusion within the SHLAA.	Rixton & Woolston	5.07	Agricultural
1632	Brush Farm, Glazebrook Lane	Brush Farm, Glazebrook Lane, WA3 5BD	Nominated for inclusion within the SHLAA.	Rixton & Woolston	1.69	Agricultural
2170	Land between Chapel Lane and Manchester Road	Land between Chapel Lane and Manchester Road, Hollins Green	Nominated for inclusion within the SHLAA.	Rixton & Woolston	14.73	Agricultural land
2171	Land between Manchester Road and Warburton Bridge Road	Land between Manchester Road and Warburton Bridge Road	Nominated for inclusion within the SHLAA.	Rixton & Woolston	12.22	Agricultural land
2172	Land at Rixton New Hall	Land at Rixton New Hall, Off Manchester Road, Rixton	Nominated for inclusion within the SHLAA.	Rixton & Woolston	4.82	

Table 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	Previous completions	2009/10	2010/11	2011/12
2220	Longridge, Hillside Road, Warrington, WA4 5PX	Longridge, Hillside Road, Warrington, WA4 5PX	Appleton	0.32	2010/16553	PDL				1
2302	30 Hillside Road	Warrington, WA4 5PZ	Appleton	0.70	2011/17896	PDL				1
1211	Former Christadelphian Hall	Junction of Museum Street and Winnaireigh Street Warrington	Bewsey & Whitecross	0.06	2005/06460	PDL				20
1235	Marsden Vanplan Ltd	Longshaw Street, Warrington, WA5 0DF	Bewsey & Whitecross	1.75	2006/08400	PDL	12	31	43	14
1439	Saxon Park East	Liverpool Road	Bewsey & Whitecross	2.2	2010/16581	PDL			19	56
2028	25, Bold Street	Warrington, WA1 1HQ	Bewsey & Whitecross	0.02	2008/13058	PDL				2
2232	33 Wilson Patten Street, Warrington, WA1 1PG	33 Wilson Patten Street, Warrington, WA1 1PG	Bewsey & Whitecross	0.03	2011/17588	PDL				2
2254	56 to 60 Bewsey Street	56 to 60 Bewsey Street	Bewsey & Whitecross	0.05	2011/17878	PDL				11
2207	Highfields Farm, Waterworks Lane, Warrington, WA2 8TB	Highfields Farm, Waterworks Lane, Warrington, WA2 8TB	Burtonwood & Winwick	0.69	2009/15643	GF				1
2005	106-112, Church Lane	Culcheth, WA3 5DJ	Culcheth, Glazebury & Croft	0.27	2010/15726	PDL			5	5
2012	120a, Heath Lane	Croft, WA3 7DS	Culcheth, Glazebury & Croft	0.28	2008/12633	PDL				1
2117	11 Heath Lane, Warrington, WA3 7DH	11 Heath Lane, Warrington, WA3 7DH	Culcheth, Glazebury & Croft	0.23	2009/15699	PDL				1
2205	125 Twiss Green Lane, Warrington, WA3 4HX	125 Twiss Green Lane, Warrington, WA3 4HX	Culcheth, Glazebury & Croft	0.1	201/16818	PDL				1
2211	Phillips Farm, Glaziers Lane, Warrington, WA3 4AH	Phillips Farm, Glaziers Lane, Warrington, WA3 4AH	Culcheth, Glazebury & Croft	0.38	2010/16118	PDL				1
2231	91 Hob Hey Lane, Warrington, WA3 4NS	91 Hob Hey Lane, Warrington, WA3 4NS	Culcheth, Glazebury & Croft	0.05	2010/17504	PDL				1
2311	Lions Den	Holcroft Lane, Warrington, WA3 5AE	Culcheth, Glazebury & Croft	0.20	2011/18264	PDL				1
2120	St Johns Church, Grantham Avenue, Warrington,	Grantham Avenue, Warrington	Fairfield & Howley	0.12	2009/15676	PDL				7

Appendix Two - Schedule 2 'Now Completed Sites'

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Application Reference	GF / PDL	Previous completions	2008/09	2009/10	2010/11	2011/12
2304	169 Padgate Lane	Warrington, WA1 3SW	Fairfield & Howley	0.11	2011/18058	PDL					1
2127	Former Ceratizit Offices	Cliff Lane, Grappenhall	Grappenhall & Thelwall	0.27	2011/18088	PDL					1
2213	128 Weaste Lane, Thelwall, Warrington, WA4 3JP	128 Weaste Lane, Thelwall, Warrington, WA4 3JP	Grappenhall & Thelwall	0.1	2010/16446	PDL					1
1114	Eagle Sports Club	Eagle Sports Club	Great Sankey South	0.19	2004/02023	PDL					4
1451	Cantliever Gardens	Station Road, Warrington, WA4 2GU	Latchford East	0.20	2007/11860	PDL			2		12
614	Land @ Longbutt Lane	Oughtington Lane, Lymm	Lymm	5.96	2004/04052	GF	120	55	15	17	7
2203	Booths Hill House, Booths Hill Close, Lymm, Warrington, WA13 0DW	Booths Hill House, Booths Hill Close, Lymm, Warrington, WA13 0DW	Lymm	0.29	2010/16947	PDL					38
2300	Oak Villa Equestrian Centre,	Stage Lane, Lymm, Warrington, WA13 9JP	Lymm	0.19	2012/19340	GF					1
2214	54 Warrington Road, Warrington, WA5 2JL	54 Warrington Road, Warrington, WA5 2JL	Penketh & Cuerdley	0.7	2010/16459	PDL					1
1601	Cartmel Avenue garage site	Cartmel Avenue	Poplars & Hulme	0.07	2010/15791	PDL					2
2148	Land off Sealand Close	Land off Sealand Close	Poulton North	0.39	2010/16435	GF					10
2306	Moss Farm	Glazebrook Lane, Warrington, WA3 5AY	Rixton & Woolston	3.25	2011/18089	PDL					1
2209	64 - 70 London Road, Stockton Heath, Warrington, WA4 6HR	64 - 70 London Road, Stockton Heath, Warrington, WA4 6HR	Stockton Heath	0.02	2010/16033	PDL					1
48781	Phase 8b - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	1.76	2009/15685	PDL				32	39
4879	Phase 9a - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	1.44	2007/10968 and 2009/14537	PDL			18	25	2

Table Schedule 2 'Now Completed Sites'



Appendix Three - Schedule 3 'Unsuitable Sites'

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Is the site considered to be suitable?	Reasoning for conclusion on suitability	Discount and Archive?	Concluding Comments
2166	Land at Burtonwood Industrial Estate	Phipps Lane, Burtonwood	Burtonwood & Winwick	0.22	No	Site is in a sustainable location but it is not considered that owing to its relationship with the adjacent industrial estate that the site could be safely accessed and a sufficient level of amenity secured for potential future occupiers.	No	Site is not considered suitable for residential development owing to its relationship, and the problems inherent in this relationship, with the adjacent industrial estate. Site to be kept under annual review to monitor any change in circumstances.
2450	Land adjacent Colas, Loushers Lane	Land to the north west of Colas, south east of Priestley College, Loushers Lane, Latchford, Warrington	Latchford West	2.44	No	There are genuine concerns that the relationship with the adjacent bitumen plant is such that it is unlikely a safe and adequate access can be secured, or noise and odour issues appropriately mitigated to secure an appropriate residential environment.	No	Site is considered unsuitable for residential development at present. There is nevertheless a strong interest in developing this site and it may be as further exploratory work is undertaken this conclusion may need to be revisited.
2149	Lingley Mere Business Park Car Park	Lingley Mere, Great Sankey	Whittle Hall	1.96	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 regular review.	No	Site is considered unsuitable for residential development at present. Site may be deemed suitable in future years depending on the delivery of adjacent sites to the east and south. Site therefore to be kept under annual review.

Table Schedule 3 'Unsuitable Sites'



Appendix Three - Schedule 3 'Unsuitable Sites'

Appendix Four - Schedule 4 'Suitable but Constrained'

SHLAA Ref	Site Name	Site Address	Year 1st included within SHLAA?	Ward Name	Site Area (Ha)	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Progress in overcoming constraints over past year?	Estimated Constrained Net Capacity?	Capacity Comments
1582	Land between Hilton Crescent and Wood Lane	Between Hinton Crescent and Wood Lane	2009	Appleton	0.14	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	2	Capacity on this site is entirely dependent on what can be achieved within the constraints created by privacy / daylight standards and the presence of any easements. Assigned capacity is a conservative estimate.
1603	Warrington RUFC Site	Bridge Lane, Appleton	2009	Appleton	2.75	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	77	Based on an indicative layout tabled by developer during 2011, pre-app and assuming that only 65% of the site would be developed, the remainder being retained as a linear park.
2481	Land north of Burley Lane/Arley Road junction, Appleton	Land north of Burley Lane/Arley Road junction, Appleton	2012	Appleton	0.74	Yes	Proximity to adjacent trading estate and scope for noise disturbance from activities associated with users of the estate. Potential conflict between domestic and commercial vehicle activities.	More detailed design work and consultation with environmental protection and highways colleagues, informed by the necessary evidence / studies.	n/a	11	Based on application of 15 dwellings per Ha to reflect need for likely noise attenuation buffers / measures.
1226	Land adj to 144-148 Longshaw Street	Longshaw Street, Dallam	2009	Bewsey & Whitecross	0.09	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	2	Based on development of the site for a pair of semi detached houses as proposed in a previously approved planning application.
1541	Arpley Meadows (mid parcel immediately abutting the west coast mainline)	South of WA1 1NA	2009	Bewsey & Whitecross	19.57	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.	Yes	646	Application of 50 dph density across two thirds of the site (assumed at least one third would be required to ensure appropriate buffers can be included). Density assumption has been revised upwards in the 2012 assessment following Peel consultation with Peel Holdings.
1571	Rostherne Close, Sankey Bridges	Rostherne Close, Sankey Bridges	2009	Bewsey & Whitecross	0.05	Yes	Development of the site may result in an unacceptable loss of open space provision. Flood risk - site is within flood zone 3.	Open space assessment and visual amenity assessment required to determine the urban green space value. Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to	No	2	Application of 35 dph density.

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1580	Longshaw Street Garage Plots	Longshaw Street (north-east), Dallam	2009	Bewsey & Whitecross	0.13	Yes	Loss of garages / land for off-street parking could potentially lead to an unacceptable increase in on-street parking.	demonstrate that flood risk concerns can be overcome. A full assessment of the potential implications for on-street parking resulting from the loss of the car park.	No	4	Application of 30 dph density.
1633	Arpley Meadows (most western parcel)		2009	Bewsey & Whitecross	29.46	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.	Yes	1473	Application of 50 dph density.
1715	Spectra Building & Drivetime golf range	South of Centre Park business park.	2009	Bewsey & Whitecross	16.65	Yes	Flood risk - site is within zone 3. Access and traffic generation.	More detailed discussions with the Environment Agency, WBC Highways.	Yes	582	Application of 35 dph density.
1816	Land at Allen Street	Land at Allen Street	2009	Bewsey & Whitecross	0.04	Yes	Open space / amenity value of the site. Whilst an open space assessment may demonstrate that the recreational value of the space is limited in that it may be surplus, it would be extremely difficult to justify the loss of the open space in relation to its value as a townscape feature in contributing to the character of the surrounding area. The open nature and mature landscaping (mature trees to the rear of the site) arguably makes an important contribution to the character of the wider area.	More detailed assessment of the amenity value of the site - ultimately the only test would be a formal planning application.	No	2	Cautious estimate assuming delivery of one pair of semi-detached dwellings.
1819	Car park at Lifford Street / Hoyle Street	Adjacent 84 Hoyle Street	2009	Bewsey & Whitecross	0.04	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	3	Continuation of street build line to accommodate 3 dwellings.
1830	Former St. Lukes Church	Old Liverpool Road	2009	Bewsey & Whitecross	0.14	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	1	Based on previous planning application which proposed conversion into single dwelling (2008/13621).
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	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	13	Application of 35 dph density.
2185	Museum Street Car Park	Museum Street	2011	Bewsey & Whitecross	0.1	Yes	Loss of car parking. Service easements may preclude development. Potential for noise disturbance.	Further exploration of the relationship between this site and the adjacent Parr Hall and Pyramid entertainment venues to ascertain the scope for	n/a	40	Based on similar apartment scheme in close proximity.

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2224	Lock up garages off Hodgkinson Avenue	Off Hodgkinson Avenue	2011	Bewsey & Whitecross	0.05	Yes	Proximity of development to Sankey Valley watercourse.	severance and any potential land use conflicts (e.g. noise). Further discussions with the Environment Agency.	No	2	Based on development of one pair of semi detached dwellings.
2273	Motortrade	Old Liverpool Road, WA5 1DP	2011	Bewsey & Whitecross	0.52	Yes	Flood risk - site is within flood zone 3. Inclusion within an HSE consultation area owing to presence of a Transco pipeline may preclude development.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome. More detailed discussions with the HSE to ascertain whether presence of the Transco pipeline will preclude development.	No	21	Application of 40 dph density.
2482	Wharf Industrial Estate	Wharf Street, Warrington	2012	Bewsey & Whitecross	4.86	Yes	Flood risk - site is within flood zone 3. Loss of large and well established industrial park would result in reduced local employment opportunities in an area where owing to economic deprivations policy seeks to protect such opportunities.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome. Demonstration the continued long-term use of the site for employment purposes is unviable or unattractive. An alternative solution may be for a mixed use development proposal that retains some employment opportunities alongside housing.	n/a	194	Based on application of 40 dph.
1610	Birchwood Golf Course (east of Carrington Close)	East of Carrington Close, Birchwood	2009	Birchwood	1.77	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	61	Application of 35 dph density.
2493	Land to rear of 58 Chapel Lane	Rear of Chapel Lane	2011	Burtonwood & Winwick	0.06	Yes	Loss of off-site parking opportunities could be to the detriment of highway safety in this locality.	Assessment of loss of garages in highway safety terms.	n/a	1	Site would appear to only be capable of accommodating one dwelling given current privacy / separation standards.
2239	Land adjacent 14 Perrins Road	Land adjacent 14 Perrins Road	2011	Burtonwood & Winwick	0.03	Yes	Loss of off-site parking opportunities could be to the detriment of highway safety in this locality. Garages do not however appear in use for vehicle storage.	Assessment of loss of garages / handstanding in highway safety terms.	n/a	1	Site is only large enough to accommodate one detached dwelling.
1535	Albion Park	Warrington Road, Glazebury	2009	Culcheth, Glazebury & Croft	2.86	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	43	Application of 30 dph density across 2/3 of the site area within the settlement boundary (assumed remaining 1/3 would be

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2052	Land to the North of Doeiford Close, Culcheth	Land to the North of Doeiford Close, Culcheth	2009	Culcheth, Glazebury & Croft	1.62	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	26	Based on a layout associated with pending planning application (2012/20175).
2195	Jackson Avenue Carpark	Jackson Avenue, Culcheth	2011	Culcheth, Glazebury & Croft	0.12	Yes	Loss of car parking provision would be unacceptable.	Alternative parking provision equally convenient in accessibility terms to the village centre would have to be provided.	n/a	5	Application of 40 dph density.
2212	Land to rear of Nos. 5 - 21 Ellesmere Road	Land to rear of Nos. 5 - 21 Ellesmere Road	2011	Culcheth, Glazebury & Croft	0.12	Yes	Loss of off-site parking opportunities could be to the detriment of highway safety in this locality.	Assessment of loss of garages in highway safety terms.	n/a	2	Cautious estimate of what could be achieved within privacy standards.
2234	Newchurch Lane lock up garages	Newchurch Lane	2011	Culcheth, Glazebury & Croft	0.1	Yes	Loss of off-site parking opportunities could be to the detriment of highway safety in this locality.	Assessment of loss of garages in highway safety terms.	n/a	2	Cautious estimate of what could be achieved within privacy standards.
2235	Lock up garages adjacent to 541 Warrington Road	Adjacent to 541 Warrington Road	2011	Culcheth, Glazebury & Croft	0.09	Yes	Loss of off-site parking opportunities could be to the detriment of highway safety in this locality.	Assessment of loss of garages in highway safety terms.	n/a	2	Cautious estimate assuming continuation of existing build line.
2246	Croft Youth Centre	Croft Youth Centre	2011	Culcheth, Glazebury & Croft	0.5	Yes	Approximately half of the 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	20	Mirrored very recent adjacent development on similar plot size and shape.
1041	Harry Fairclough Ltd.	Off Howley Lane	2009	Fairfield & Howley	0.55	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, PPS25 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	27	Application of 50 dph density given riverside location.
1101	Howley Quay	Howley Lane, Warrington, WA1 2OZ	2009	Fairfield & Howley	0.62	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, PPS25 has now come into effect and introduced a sequential and exceptions test.	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	34	Indicative layouts produced for the purposes of recent pre-application discussions.
1538	Land to the rear of Harbord Street	Land to the rear of Harbord Street, Warrington, WA1 2JW	2009	Fairfield & Howley	0.14	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	5	Application of 40 dph density.

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1585	Former scout hut	Heisby Street (southern end), Howley	2009	Fairfield & Howley	0.12	Yes	Site now within FZ3 (formerly FZ2). The EA have previously 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	12	Based on indicative layout tabled during recent pre-application discussions.
1594	College Close Amenity Area	North-west corner of College Close (adjoining south -western boundary of St. Elphins Park)	2009	Fairfield & Howley	0.25	Yes	Loss of garages may result in an unacceptable displacement of parking. Owing to cut-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.	No	7	Based on indicative site layout produced in 2009.
1703	Open Space adjacent to Padgate Discount Appliances	Marsh House Lane	2009	Fairfield & Howley	0.04	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	2	Based on proposed development of 2 apartments over retail / commercial.
1705	Land adjacent to Warrington Motor Parts	Junction of Manchester Rd / Kingsway North	2009	Fairfield & Howley	0.24	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	9	Application of 40 dph density.
1707	Alford Hall Social Club overflow car park	Accessed from Bennett Avenue	2009	Fairfield & Howley	0.39	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	13	Application of 35 dph density.
1723	Land at Hopwood Street	Hopwood Street, off Manchester Road East	2009	Fairfield & Howley	0.46	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	23	Application of 50 dph density given highly sustainable central location and proximity to town centre.
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	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	2	Based on continuation of existing build line and one pair of semi detached houses. Site could potentially accommodate two pairs subject to clarification on proximity to the railway.
1847	Venns Road lock up garages	Off Venns Road	2009	Fairfield & Howley	0.12	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	Implications resulting from the loss of garages needs to be properly assessed. Agreement from land owner to relocate dwellings.	No	1	Based on development of a single dwelling and retention of majority of site for off-street parking.

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2216	Glazebrook Street Lock up Garages	Adjacent to No.58 Glazebrook Street	2011	Fairfield & Howley	0.05	Yes	relocated to the remainder of the site for which there is currently room. 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	2	Based on indicative layout tabled during recent pre-application discussions.
2251	Land adjacent 137 Kingsway North	Land adjacent 137 Kingsway North	2011	Fairfield & Howley	0.04	Yes	Flood risk - site is within flood zone 3. Access may be problematic owing to proximity to Kingsway roundabout.	More detailed discussions with the EA. Discussions with officers in the Council's Highway section.	n/a	1	Cautious estimate assuming single build plot.
2252	Rear of APW Thomas Locker Site	Church Street	2009	Fairfield & Howley	0.87	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	26	Based on application of 30 dph. Closely aligns with indicative plans produced for pre-application purposes during 2010.
2455	Land south of Travis Perkins, Farrell Street, Warrington	Land south of Travis Perkins, Farrell Street, Warrington	2012	Fairfield & Howley	0.53	Yes	Designated urban green space and nature conservation value. Flood risk - approx 50% of site is within flood zone 3.	An open space assessment would be required to demonstrate that the site is surplus to all open space requirements. A similar study would be needed to demonstrate development of the site would not adversely affect biodiversity. 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	23	Based on indicative layout tabled during recent pre-application discussions.
1861	Land North of Mayfair Close	Off Lingley Green Avenue, North of Mayfair Close, Great Sankey	2009	Great Sankey North	1.58	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.	No	24	Application of 30 dph density across 50% of the site (assumed that 50% would be retained as open space).
1870	Former Profile Contract Interiors	Station Approach, Station Road, WA5 1RQ	2009	Great Sankey South	0.1	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	3	Application of 30 dph density.
1553	United Utilities Pool Lane Depot	Pool Lane, North of Chester Road, Higher Walton	2009	Haiton, Stretton & Walton	0.28	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	3	Development of executive style large houses as per recent development to the east.
1521	Alcan Factory	Off Thelwall Lane	2009	Latchford East	5.87	Yes	Site is within a designated 'Existing Employment Area' and UDP Policy EMP4	Site would have to be proven surplus or unattractive for employment purposes both now	No	176	Application of 30 dph density.

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1543	Knutsford Road	Knutsford Road, Latchford	2009	Latchford East	2.48	Yes	<p>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.</p> <p>Site is designated as urban greenspace and its precise value is yet to be determined. Site access. Flood risk - site is within flood zone 3.</p>	<p>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.</p> <p>Open space assessment. Demonstration that sufficient access arrangements can be made for the likely quantum of development. 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.</p>	No	60	Application of 30 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.
1544	Warrington Town Football Club Ground	Wash Lane / Common Lane	2009	Latchford East	2.89	Yes	<p>Part of site safeguarded for a transportation scheme. Would not however preclude development of entirety of the site. Playing pitch protection.</p>	<p>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.</p>	No	99	Application of 35 dph density across entirety of the site.
1602	Brook Avenue garage site and former Children's Home	North of Brook Avenue, Latchford	2009	Latchford East	0.15	Yes	<p>Flood risk - site is within flood zone 3.</p>	<p>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.</p>	No	6	Based on application of 40 dph density.
1756	Pierpoint & Bryant Lagoon	Rear of Pichael Nook	2009	Latchford East	3.45	Yes	<p>Determination of the 2012 application, a final decision on which is yet to be reached, has suggested that the contaminated nature of the site and potential gas migration may prove problematic to overcome. Ecological concerns have also been raised. Logical to assume that the site is currently constrained but to review this decision once the application is determined and definitive conclusions are reached on all matters of relevance.</p>	<p>Further exploratory work / discussions which should emerge from determining the currently submitted as yet undetermined planning application.</p>	Yes	104	Layout proposed by planning application 2012/20529.
1772	Land between 23 - 27 Mort Avenue	Land between 23 - 27 Mort Avenue	2009	Latchford East	0.1	Yes	<p>Garages remain in active use for off-street parking. Their loss may result in an unacceptable increase in on-street parking. Development may also prevent access to the rear of existing properties which similar to the loss of garages could result in an unacceptable increase in on-street parking. Flood risk - site within flood zone 3.</p>	<p>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.</p>	No	3	Application of 30 dph density.

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1773	Land adj 26 Stringer Crescent	Land adj 26 Stringer Crescent	2009	Latchford East	0.05	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	1	Based on development of a single dwelling.
1818	Garages at Longdin Street	Longdin Street	2009	Latchford East	0.04	Yes	Garages remain in active use for off-street parking. Their loss may result in an unacceptable increase in on-street parking.	An assessment of the potential implications for on-street parking resulting from the loss of garages and prevention of vehicular access to the rear of existing properties. Exploration of whether easement arrangements have been granted and whether if so these render the development of the site unfeasible.	No	2	Cautious estimate .
2264	Land at Bridgewater Avenue	Bridgewater Avenue	2011	Latchford East	0.05	Yes	Site is designated as urban greenspace and its precise value is yet to be determined. Flood risk - site is within flood zone 3.	An open space assessment to determine the recreational value of the site and hence whether it can be considered surplus. 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	2	Based on continuation of existing built urban form in this locality.
1019	Land adj 414 Knutsford Road	Land adj 414 Knutsford Road	2009	Latchford West	0.08	Yes	Flood Risk - Whilst the site has previously benefited from a full planning consent (2006/08498) for residential development, which was not at the time precluded by flood risk, PPS25 and subsequently the NPPF has now come into effect and introduced a sequential and exceptions test.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome. Detailed discussions with the Environment Agency required.	No	11	Based on previous planning approval.
1550	Land adjacent Lord Street, Latchford	Land adjacent Lord Street, Latchford	2009	Latchford West	0.07	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	21	Based on detailed plans prepared in early 2011.
1717	Former Dairy Works	Knutsford Road, Warrington	2009	Latchford West	0.25	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	13	Application of 50 dph density.
1780	Land adj to 132 Slater Street	Land adj to 132 Slater Street	2009	Latchford West	0.05	Yes	Flood risk - site is within flood zone 3. Access.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome. More detailed discussions with WBC Highways regarding constrained access.	No	2	Based on development of site for two dwellings given slightly extended site size resultant from now vacant and for sale church hall.

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1797	502 Knutsford Road	502 Knutsford Road	2009	Latchford West	0.06	Yes	Flood risk - site is within flood zone 3. Access. Demonstration that the buildings can be sensitively converted.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome. More detailed discussions with WBC Highways regarding constrained access. More detailed design work as a basis for further discussions with the Borough's conservation officer.	No	3	Cautious estimate (lower than the 5 units proposed in previous applications) based on the conversion of the existing public house into a single dwelling and outbuildings into two.
1809	55 - 57 Knutsford Road	55 - 57 Knutsford Road	2009	Latchford West	0.25	Yes	Flood risk - site is within flood zone 3. Loss of mature trees.	Development proposals would have to undertake a sequential and exceptions test prior to conducting a detailed flood risk assessment to demonstrate that flood risk concerns can be overcome. Any scheme would have to seek to retain the mature trees on site.	No	12	Application of 50 dph density.
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	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	6	Application of 50 dph density.
1531	Statham Lodge Hotel	Warrington Rd, Statham, WA13 9BP	2009	Lymm	1.49	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	5	Cautious estimate. Capacity is entirely dependent on what can be achieved without jeopardising the integrity or historic fabric of the listed building.
1572	Racefield Close, Lymm	North-west corner of Racefield Close / East of Rosebank	2009	Lymm	0.06	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	2	Based on a draft site layout (July 2009) which follows the existing build line.
1838	Northway lock-up garages	Northway, Lymm	2009	Lymm	0.13	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	2	Cautious estimate given concerns in relation to privacy / separation standards. Further design work needed to clarify precise yield.
2138	Land to the rear of Nos. 8 and 9 Oak Road	Oak Road, Lymm	2010	Lymm	0.04	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.	No	2	Based on development of two dwellings.
2140	Whitbarrow Road	Whitbarrow Road, Lymm	2010	Lymm	0.08	Yes	The site is designated as urban greenspace.	An open space assessment to demonstrate that the recreational value of the space is limited and	No	3	Application of 40 dph density.

Appendix Four - Schedule 4 'Suitable but Constrained'

SHLAA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Progress in overcoming constraints over past year?	Estimated Constrained Net Capacity?	Capacity Comments
2160	Land off Cedarfield Road, Lymm	Land off Cedarfield Road, Lymm	2010	Lymm	0.25	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 significant semi-mature trees and planting.	No	10	Application of 40 dph density.
2180	Land to the east of Oughtington Community Primary School	Between Moss Grove and Oughtington Crescent, Lymm	2011	Lymm	1	Yes	Access appears problematic.	More detailed design work to demonstrate that the site can be adequately and safely accessed making clear how many units would be supported.	n/a	30	Application of 30 dph density.
2181	Land to the rear of Oughtington Crescent Community Centre	Land to the rear of Oughtington Crescent Community Centre, Lymm	2011	Lymm	0.29	Yes	The site has some obvious access issues. The site is designated as urban greenspace.	More detailed design work to demonstrate that the site can be adequately and safely accessed making clear how many units would be supported. 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 significant semi-mature trees and planting.	n/a	8	Application of 30 dph density.
2225	Lock up garages off Hopefield Road	Off Hopefield Road	2011	Lymm	0.05	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.		1	Cautious estimate which assumes site could only accommodate a single dwelling.
1570	Statham Avenue Depot	Between No.s 4-20 Statham Avenue and No.s 12-24 Hughes Avenue	2009	Orford	0.2	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	2	Cautious estimate given concerns in relation to privacy / separation standards. Further design work needed to clarify precise yield.
1576	Neville Avenue Garage Plots	Adjacent to the rear of 96 Neville Avenue	2009	Orford	0.29	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	6	Application of 35 dph density across two thirds of the site (odd shaped size would warrant areas of the site undevelopable). Yield will ultimately be determined by what can be achieved within privacy / daylight standards.
2226	Lock up garages off Hughes Place	Off Hughes Place, Orford	2011	Orford	0.04	Yes	Loss of off-site parking opportunities could be to the detriment of highway safety in this locality.	Assessment of loss of off-site parking opportunities in highway safety terms.	n/a	1	Unlikely, owing to application of privacy / separation standards, that the site could

Appendix Four - Schedule 4 'Suitable but Constrained'

SHLAA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Progress in overcoming constraints over past year?	Estimated Constrained Net Capacity?	Capacity Comments
2233	Land accessed adjacent to No. 83 Neville Avenue	Land accessed adjacent to No. 83 Neville Avenue	2011	Orford	0.18	Yes	Loss of off-site parking opportunities could be to the detriment of highway safety in this locality.	Assessment of loss of off-site parking opportunities in highway safety terms.	n/a	1	accommodate more than a single dwelling.
1518	Penketh Hall Farm Complex	Penketh Hall Farm, Penketh, WA5 2HR	2009	Penketh & Cuerdley	1.71	Yes	A previous planning application (A02/46555) has made clear that whether the site can be developed without a detrimental impact on the amenity of adjacent occupiers and on the Green Belt, depends on the extent to which floor levels would need to be increased to counter the perceived risk of flooding.	Further work by the site promoter to clarify required floor levels and subsequent assessment of whether these would be deemed suitable.	No	17	Cautious estimate given irregular shape of the site. Based on indicative layout submitted with planning application A02/46555.
1724	Land to the rear of the Sportsman Pub - Penketh	Warrington Road, Penketh	2009	Penketh & Cuerdley	0.33	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, or the redevelopment of the site in tandem with that of the public house site.	No	11	Application of 35 dph density.
1875	Land off Heath Road	Land off Heath Road, South of Nos. 1 - 8 Phythian Crescent	2009	Penketh & Cuerdley	0.2	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 or south appear only solutions.	No	6	Based on capacity associated with previous planning application.
1559	Curtilage of 4 Radley Lane	4 Radley Lane, Houghton Green, WA2 0SY	2009	Poplars & Hulme	0.04	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	1	Unlikely that the site could accommodate more than a single dwelling.
1575	Newhaven Road Garage Plots	Adjacent to the rear of 7 Newhaven Road	2009	Poplars & Hulme	0.12	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	2	Cautious estimate. Further design work needed to confirm actual capacity owing to irregular shape of site and the need to achieve separation / privacy standards.
1596	Cleveland Road garage site	rear of No.s 49 - 51 Cleveland Road	2009	Poplars & Hulme	0.05	Yes	Existing access considered inadequate - too narrow. Loss of garages / land for off-street parking could potentially lead to an unacceptable increase in on-street parking.	Likely a new access from Pelworth Avenue would have to be secured. An assessment of the potential implications for on-street parking resulting from the loss of garages, and prevention of vehicular access to the rear of existing properties.	No	1	Unlikely that the site could accommodate more than a single dwelling.
1597	Cheviot Avenue Garage Plots	Between No.s 4 - 16 Cheviot Avenue and No.s	2009	Poplars & Hulme	0.18	Yes	Existing access considered inadequate - too narrow. Prevention of access to rear of existing properties could potentially lead to	Access would have to be widened most likely via acquiring land from existing adjacent properties. An assessment of the potential implications for	No	3	Cautious estimate. Further design work needed to confirm actual capacity owing

Appendix Four - Schedule 4 'Suitable but Constrained'

SHLAA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Progress in overcoming constraints over past year?	Estimated Constrained Net Capacity?	Capacity Comments
		21 - 35 Chiltern Crescent					an unacceptable increase in on-street parking.	on-street parking resulting from the loss of garages and prevention of vehicular access to the rear of existing properties.			to irregular shape of site and the need to achieve separation / privacy standards.
1852	Lock up garages at junction of Chiltern Rd / Chevrot Avenue	Junction of Chiltern Rd / Chevrot Avenue	2009	Poplars & Hulme	0.04	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	1	Unlikely that the site could accommodate more than a single dwelling.
1853	Lock up garages off Uliswater Avenue	Off Uliswater Avenue	2009	Poplars & Hulme	0.07	Yes	Site access appears inadequate. Loss of garages may lead to an unacceptable increase in on-street parking which could jeopardise highway safety.	More detailed discussions with the Highway authority regarding documented issues. Access would likely need upgrading but appears limited scope to do so given close proximity of dwellings either side. An assessment of the potential implications for on-street parking resulting from the loss of garages and prevention of vehicular access to the rear of existing properties.	No	2	Application of 30 dph density.
2200	Ambleside Crescent lock up garages	Ambleside Crescent	2011	Poplars & Hulme	0.05	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.	n/a	1	Unlikely that the site could accommodate more than a single dwelling.
2227	Lock up garages off Kentmere Place	Off Kentmere Place	2011	Poplars & Hulme	0.08	Yes	Some 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.	n/a	2	Cautious estimate given privacy / separation standard concerns.
2228	Lock up garages off Lancing Avenue	Off Lancing Avenue	2011	Poplars & Hulme	0.06	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.	n/a	2	Cautious estimate given privacy / separation standard concerns.
2236	Lock up garages at junction of Kirksstone Road / Patterdale Avenue	Junction of Kirksstone Road / Patterdale Avenue	2011	Poplars & Hulme	0.05	Yes	Loss of garages 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.	n/a	2	Cautious estimate.
2238	Lock up garages off Penrith Avenue	Lock up garages off Penrith Avenue	2011	Poplars & Hulme	0.04	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	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	n/a	1	Unlikely that the site could accommodate more than a single dwelling.

Appendix Four - Schedule 4 'Suitable but Constrained'

SHLAA Ref	Site Name	Site Address	Year 1st included within SHLAA?	Ward Name	Site Area (Ha)	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Progress in overcoming constraints over past year?	Estimated Constrained Net Capacity?	Capacity Comments
							to the loss of garages could result in an unacceptable increase in on-street parking. Concerns over separation / privacy standards.	whether if so these render the development of the site unfeasible. More detailed design work to ascertain whether a dwelling can be accommodated within acceptable separation standards.			
2242	Uliverston Avenue lock up garages	Uliverston Avenue lock	2011	Poplars & Hulme	0.06	Yes	Loss of garages 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.	n/a	2	Cautious estimate given privacy / separation standard concerns.
2277	Land between Crawley Avenue and Seaford Place	Land between Crawley Avenue and Seaford Place	2011	Poplars & Hulme	0.09	Yes	Loss of garages 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.	n/a	3	Cautious estimate.
2279	Lock up garages off Bexhill Avenue	Off Bexhill Avenue	2011	Poplars & Hulme	0.11	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.	n/a	2	Cautious estimate given privacy / separation standard concerns.
2281	Lock up garages off Catterall Avenue	Off Catterall Avenue	2011	Poplars & Hulme	0.05	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.	n/a	1	Unlikely that the site could accommodate more than a single dwelling.
1831	Land off Newcombe Avenue	Land off Newcombe Avenue	2009	Poulton North	1.49	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	10	Conservative estimate. Application of density per Ha would be inaccurate given site shape and nature of constraints.
1573	Queens Crescent Equipped Play Area	Queens Crescent, Padgate	2009	Poulton South	0.29	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	5	Cautious estimate. Application of density appears inappropriate given irregular site shape.
2147	Orford Fields	Land off Birchwood Way, Warrington	2010	Poulton South	3.1	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.	Yes	35	Based on an indicative (and cautious) layout produced previously by the land owner for the purposes of pre-application discussions.

Appendix Four - Schedule 4 'Suitable but Constrained'

SHLAA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Progress in overcoming constraints over past year?	Estimated Constrained Net Capacity?	Capacity Comments
2249	Padgate Community Centre	Off Station Road	2011	Poulton South	0.05	Yes	Site is within an HSE consultation zone owing to proximity of a natural gas pipeline. Whilst this has not precluded other residential developments in the wider locality, this site is much closer to the main pipeline.	Discussions with the EA required regarding flood risk. Discussions with the HSE regarding implications of proximity to the pipeline. Further discussions with the HSE.	n/a	6	Cautious estimate based on apartment development.
2215	Lock up garages off Fitzwalter Road	Off Fitzwalter Road	2011	Rixton & Woolston	0.07	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.	n/a	1	Cautious estimate assuming development of a single dwelling house.
2237	Lock up garages off Peel Close	Lock up garages off Peel Close	2011	Rixton & Woolston	0.08	Yes	Garages remain in active use for off-street parking. Their loss may result in an unacceptable increase in on-street parking. Flood risk - access is within flood zone 3. Concerns that a dwelling can not be accommodated on site within adopted separation / privacy standards.	An assessment of the potential implications for on-street parking resulting from the loss of garages. More detailed discussions with the EA. More detailed design work to demonstrate that a dwelling can be accommodated within acceptable privacy / separation standards.	n/a	1	Unlikely that the site could accommodate more than a single dwelling.
1639	Land adjacent 60 Ackers Road	Ackers Road, Stockton Heath	2009	Stockton Heath	0.13	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	1	Based on development of a single dwelling given concerns in relation to privacy / separation distances and the need to retain a public right of way.
1645	Land adjacent 123 Fairfield Road	Fairfield Road, Stockton Heath	2009	Stockton Heath	0.27	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	9	Application of 35 dph density.
1815	Land at Harlech Close	Harlech Close, Callands	2009	Westbrook	0.1	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	4	Application of 40 dph density.
1874	Land West of Cavendish Close / South of Gregory Close	Land West of Cavendish Close / South of Gregory Close	2009	Whittle Hall	0.18	Yes	May give rise to unacceptable increase in traffic. Open space and amenity value need to be determined.	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	6	Application of 30 dph density.



SHLAA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Progress in overcoming constraints over past year?	Estimated Constrained Net Capacity?	Capacity Comments
2134	Lingley Mere Business Park	Lingley Mere, Great Sankey	2010	Whittle Hall	5.7	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	200	Application of 35 dph density.

Table Schedule 4 'Suitable but Constrained'



Appendix Four - Schedule 4 'Suitable but Constrained'



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

SHLAA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	GF / PDL	Is the site subject to any significant constraints?	Comments	What action is needed to resolve these?	Discount and Archive?	Concluding Comments
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.	Yes	Site is considered suitable but development is currently constrained. In any event this site has recently been redeveloped as a vehicle maintenance centre with new buildings on site testament to the significant investment which has occurred. As such it is now unlikely the site will become available for housing development within the plan period and as such should be discounted from future studies.

Table Schedule 5 'Suitable but Constrained' Insurmountable



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

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

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

SHLAA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Suitable?	Constrained?	Available?	Comments	Likely to become available?	Comments
1636	Land east of Harrison Square	Land east of Harrison Square, Dallam, Warrington	2009	Bewsey & Whitecross	0.39	Yes	No	No	The site is available but it has now been confirmed that this site is likely to be used to accommodate new community facilities as opposed to new housing. Instead the current site of the local centre (SHLAA Site 1636) is to be developed for housing once the facilities on that site have been relocated.	No	The site is unlikely to become available for housing owing to aspirations to deliver community facilities on the site.
1754	Warrington Baths Site	Legh Street	2009	Bewsey & Whitecross	0.33	Yes	No	No	Site has now been completed (2012) for an alternative use.	No	Site has now been completed (2012) for an alternative use.
1794	Patten Hall	Winmarleigh Street	2009	Bewsey & Whitecross	0.03	Yes	No	No	Now developed as a night shelter.	No	Now developed as a night shelter.
1835	Land at Time Square	Bank Street, Warrington	2009	Bewsey & Whitecross	10.01	Yes	No	No	The site can be considered available for development but the indicative schemes of the now selected development partner no longer include a residential element. As such it is now logical to conclude that the site can not be considered available at this time.	No	Current aspirations are to develop the site for mixed use retail and commercial purposes with no intention to include a residential element.
2152	Former MFI Store (now Go Outdoors)	Wilson Patten Street, Warrington	2010	Bewsey & Whitecross	0.98	Yes	No	No	The site has recently been acquired by Go Outdoors who have since secured planning approval for a series of minor amendments. This new store is now fully open.	No	Go Outdoors now occupy the premises. It is envisaged that the site will remain in retail use throughout the plan period.
2154	Bank Park Council Depot Site	Kendrick Street, Warrington	2010	Bewsey & Whitecross	0.25	Yes	No	No	An alternative (office) land use is now being pursued and planning permission is in place.	No	New offices are being pursued as opposed to residential development.
1713	General Elliot Public House	Lord Street, Croft	2009	Culcheth, Glazebury & Croft	0.36	Yes	No	No	Owner is not currently promoting the site for housing although has done previously - owner previously 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 whilst an outbuilding within the grounds has been converted into a retail unit. It is not therefore 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.
2126	Culcheth Highschool Block G	Withington Avenue, Culcheth	2010	Culcheth, Glazebury & Croft	0.34	Yes	No	No	Planning permission to change the use of the building to office accommodation (use class B1a) with associated car parking and landscaping now implemented. Site can not therefore be considered as available for residential development.	No	Planning permission to change the use of the building to office accommodation (use class B1a) with associated car parking and landscaping now implemented. Site can not therefore be considered as available for residential development.

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

SHLAA Ref	Site Name	Site Address	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Suitable?	Constrained?	Available?	Comments	Likely to become available?	Comments
1312	218 Manchester Road	Warrington, WA1 3BD	2009	Fairfield & Howley	0.02	Yes	No	No	Previous consent has now expired and the owners intentions for the building now remain unknown.	No	n/a
1859	Orford Lane Family Centre	Orford Lane, Warrington, WA2 7AG	2009	Fairfield & Howley	0.16	Yes	No	No	Building is now in active use as a day nursery following significant investment in the site.	No	Building is now in active use as a day nursery following significant investment in the site.
2261	Rear of Former Hewden Tool Hire, Laburnum Lane	Junction of Laburnum Lane / Liverpool Road	2010	Great Sankey North	0.42	Yes	No	No	The site has an extant planning permission for a 64 bedroom residential care home (2010/15846) which has now been implemented and is actively under construction.	No	The site has an extant planning permission for a 64 bedroom residential care home (2010/15846) which has now been implemented and is actively under construction.
1716	Land at junction of Gainsborough Rd / Chester Rd	Land at junction of Gainsborough Rd / Chester Rd	2009	Latchford West	0.37	Yes	No	No	Planning permission for the care home has been implemented, construction has been completed and the care home is now in active use. The site can not therefore be considered available within the plan period.	No	Planning permission for the care home has been implemented, construction has been completed and the care home is now in active use. The site can not therefore be considered available within the plan period.
1749	Redcot Farm - Lymm	Booths Hill Road, Lymm	2009	Lymm	0.38	Yes	No	No	The site has now been successfully redeveloped as a care home.	No	The site has now been successfully redeveloped as a care home.
2175	Woolston Community High School	Off Holes Lane, Woolston	2011	Rixton & Woolston	3.97	Yes	No	No	It has now been concluded that this site is to remain in educational use as a special needs centre. The site can not therefore be considered available for development.	No	Indications are that the school will function as a special needs centre for the indefinite future.

Table 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	Source	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Planning Permission for Housing?	App. Reference	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments
1516	Land off Stretton Rd / Ailey Rd, Appleton Thorn	Land off Stretton Rd / Ailey Rd, Appleton Thorn	Nominated for inclusion within the SHLAA.	2009	Appleton	2.92	No	n/a	82	82	82	Based on the application of 35 dph density across 80% of the site with the remainder being retained as public green space.
1885	Dingle Farm	Dingle Lane, Appleton	Currently benefits from a valid planning consent.	2009	Appleton	1.98	Yes	2009/14954	1	0	0	Loss is yet to occur so net capacity is 0.
2121	34 Burfield Drive, Warrington, WA4 5DA	34 Burfield Drive, Warrington, WA4 5DA	Currently benefits from a valid planning consent.	2010	Appleton	0.07	Yes	2010/15725	1	1	1	Loss recorded in current year (11/12) so net capacity is 1.
2217	St Ann's, Windmill Lane, Appleton, Warrington, WA4 5JN	St Ann's, Windmill Lane, Appleton, Warrington, WA4 5JN	Currently benefits from a valid planning consent.	2011	Appleton	0.14	Yes	2010/16445	1	1	1	Loss recorded in current year (11/12) so net capacity is 1.
2219	231 London Road, Warrington, WA4 5JF	231 London Road, Warrington, WA4 5JF	Currently benefits from a valid planning consent.	2011	Appleton	0.07	Yes	2010/16549	1	0	0	Loss is yet to occur so net capacity is 0.
2223	Land between 32 and 34 Hinton Crescent	Land between 32 and 34 Hinton Crescent	Nominated for inclusion within the SHLAA.	2011	Appleton	0.05	No	n/a	1	1	1	Cautious estimate assuming development of a single dwelling.
2268	58 and 60 Birchdale Road	58 and 60 Birchdale Road, Appleton	Identified for inclusion within the SHLAA via a desktop study. Site currently subject to pre-app discussions and submission of formal application deemed imminent.	2011	Appleton	0.44	No	2012/20135	9	7	7	Based on capacity associated with submitted but as yet undetermined planning application 2012/20135.
2487	2 Field Lane	2 Field Lane, Appleton	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.	2012	Appleton	0.18	No	2012/20594	8	7	7	Based on submitted but as yet undetermined planning application.
2309	Vacant Barn to the west of Walnut Tree Farm	Vacant Barn to the west of Walnut Tree Farm, Walnut Tree Farm Barn, Stretton Road, Appleton Thorn, Warrington	Currently benefits from a valid planning consent.	2012	Appleton	0.15	Yes	2012/19382	1	1	1	Based on approved planning application.
581	Britannia Wire Works	Bewsey Road, Warrington	Currently benefits from a valid planning consent.	2009	Bewsey & Whitecross	8.00	Yes	2006/08950 plus series of subsequent amendments.	341	341	42	Based on approved planning application.

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

SHLAA Ref	Site Name	Site Address	Source	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Planning Permission for Housing?	App. Reference	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments
1029	Land at John St/Winwick Street	Land at John St/Winwick Street, Warrington	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	2009	Bewsey & Whitecross	0.84	No	2007/09937	42	42	42	Application of 50 dph density given town centre location.
1249	George Howard Scrap Yard Ltd	94 Folly Lane, Warrington, WA5 0NG	Currently benefits from a valid planning consent.	2009	Bewsey & Whitecross	1.33	Yes	2003/01441 and 2007/11025 and 2011/17700	71	71	71	Based on indicative layout tabled during recent pre-application discussions.
1401	Land at Winwick Street	Tanners Lane, Dallam Lane, Warrington	Currently benefits from a valid planning consent.	2009	Bewsey & Whitecross	3	Yes	2005/07132 and 2010/16345	120	120	120	Application of 40 dph density and not the approved capacity which is now considered unrealistic.
1410	111-113 Bewsey Road	Warrington, WA5 0JT	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	0.04	No	n/a	8	8	8	Based on development which has already been seemingly unlawfully completed.
1422	Land at 31-35, Winwick Street	Land at 31-35, Winwick Street	Currently benefits from a valid planning consent.	2009	Bewsey & Whitecross	0.09	Yes	2007/11202 and 2010/17449	16	16	16	Based on approved planning application.
1427	35-37 Bewsey Street	35-37 Bewsey Street, WA2 7JA	Currently benefits from a valid planning consent.	2009	Bewsey & Whitecross	0.01	Yes	2010/16182	9	9	9	Based on approved planning application.
1721	St Albans Catholic Club	Bewsey Street, Warrington	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	0.1	No	n/a	35	35	35	Indicative layouts have previously shown 70 apartments. Cautious approach adopted which assumes a 50% reduction.
1725	Land adjacent Magistrates Court	Winmarleigh Street	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	2009	Bewsey & Whitecross	0.05	No	n/a	15	15	15	Based on the capacity of a previous proposal for 14 two bedroom and one single bedroom apartments (2006/08530)
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	No	n/a	25	25	25	Based on approved proposals for similar sized infill development plots within the town centre.
1795	Holy Trinity Vicarage	Palmyra Square North	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	0.06	No	n/a	11	11	11	Based on most recent planning application (2010/17213)
1802	Site of former Crossfields Theatre	Thewils Street, Warrington	Identified for inclusion within the SHLAA via a desktop study.	2009	Bewsey & Whitecross	0.84	No	n/a	33	33	33	Application of 40 dph density.



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1817	Bathroom & Tile Showroom	Parker St / Liverpool Rd	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	2009	Bewsey & Whitecross	0.1	No	n/a	15	15	15	Based on approved proposals for similar sized infill development plots within the town centre.
1821	56 - 58 Bewsey Street	Bewsey Street, Warrington	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	2009	Bewsey & Whitecross	0.1	No	2012/19984	4	4	4	Based on submitted but as yet undetermined planning application.
1844	Lock up garages south west of Wellfield Street	Off Wellfield Street	Identified for inclusion within the SHLAA via a desktop study.	2009	Bewsey & Whitecross	0.14	No	n/a	7	7	7	Based on indicative layout plan produced for the purposes of recent (2012) pre-application discussions.
1871	Land west of gas valve compound	North and west of 60 Wellfield Street	Currently benefits from a valid planning consent.	2009	Bewsey & Whitecross	0.16	Yes	2010/17063	6	6	6	Based on approved planning application.
2151	Garages at Kimberley Street	Kimberley Street, Whitecross	Nominated for inclusion within the SHLAA.	2010	Bewsey & Whitecross	0.06	No	n/a	3	3	3	Continuation of built form recently approved on the north of the site.
2187	Bewsey Old School	Off Lockton Lane	Nominated for inclusion within the SHLAA.	2011	Bewsey & Whitecross	0.8	No	n/a	24	24	24	Application of 30 dph density.
2198	Harrison Square	Longshaw Street	Nominated for inclusion within the SHLAA.	2011	Bewsey & Whitecross	0.36	No	n/a	16	16	16	Based on indicative layout tabled in 2011.
2255	Land east of gas valve compound	North and west of 60 Wellfield Street	Currently benefits from a valid planning consent.	2011	Bewsey & Whitecross	0.15	Yes	2010/17381	6	6	6	Based on capacity of approved planning application.
2276	20 Frogghall Lane	20 Frogghall Lane, WA2 7JR	Currently benefits from a valid planning consent.	2011	Bewsey & Whitecross	0.05	Yes	2011/18779	7	7	7	Based on capacity of approved planning application.
2315	11 Winmarleigh Street	Bewsey, Warrington,	Currently benefits from a valid planning consent.	2012	Bewsey & Whitecross	0.02	Yes	2011/18700	6	6	6	Based on capacity of approved planning application.
2319	66 Bewsey Road	Bewsey, Warrington, WA5 0JS	Currently benefits from a valid planning consent.	2012	Bewsey & Whitecross	0.04	Yes	2011/18809	4	3	3	Based on capacity of approved planning application. Loss yet to occur so net capacity is 3.
2333	91, Leicester Street	Bewsey and Whitecross, Warrington, WA5 1TA	Currently benefits from a valid planning consent.	2012	Bewsey & Whitecross	0.01	Yes	2012/19437	2	1	1	Based on capacity of approved planning application. Loss yet to occur so net capacity is 1.
2465	Crosfield Street Petrol Filling Station	Crosfield Street, Warrington, WA1 1UD	Identified as a re-development opportunity within Warrington Town Centre Masterplan	2012	Bewsey & Whitecross	0.15	No	n/a	19	19	19	Based on previously submitted planning application.

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SHLAA Ref	Site Name	Site Address	Source	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Planning Permission for Housing?	App. Reference	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments
2466	Warrington Central Trading Estate	Warrington Central Trading Estate, off Bewsey Road,	Identified as a re-development opportunity within Warrington Town Centre Masterplan	2012	Bewsey & Whitecross	4.36	No	n/a	131	131	131	Based on application of 30 dph on assumption development would comprise of family housing.
2472	Former Cabinet Works and Vicinity	Cairo Street/Barbauld Street, Warrington	Identified as a re-development opportunity within Warrington Town Centre Masterplan. Site has previously been subject to planning approval(s) or application(s) for residential development.	2012	Bewsey & Whitecross	0.28	No	n/a	15	15	15	Based on approved proposals for similar sized mixed use development plots within the town centre.
2473	Former TG Hughes Building	Sankey Street, Warrington	Identified as a re-development opportunity within Warrington Town Centre Masterplan	2012	Bewsey & Whitecross	0.22	No	n/a	15	15	15	Conservative estimate assuming conversion of upper floors to residential with commercial/retail on ground floor and basement.
2474	Site of former Andrew Harris furniture	Dial Street, Warrington	Identified as a re-development opportunity within Warrington Town Centre Masterplan	2012	Bewsey & Whitecross	0.42	No	n/a	39	39	39	Mirrored the adjacent built form and nature of development.
2479	Former Manx Arms Public House	School Brow	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	2012	Bewsey & Whitecross	0.03	No	n/a	3	3	3	Cautious estimate based on conversion of existing building without extending it.
2484	Town Hill North Side TCMP	Town Hill, Warrington	Identified as a re-development opportunity within Warrington Town Centre Masterplan	2012	Bewsey & Whitecross	0.08	No	n/a	15	15	15	Cautious estimate assuming 4 storey development, with 3 residential floors (5 apartments on each) above one retail.
2490	10-12 Winmarleigh Street	10-12 Winmarleigh Street	Site has recently been subject to pre-application discussions for residential development.	2012	Bewsey & Whitecross	0.03	No	2012/20343	10	10	10	Based on submitted but as yet undetermined planning application.
2491	9 Winmarleigh Street	9 Winmarleigh Street, WA 1 1NB	Site has recently been subject to pre-application discussions for residential development.	2012	Bewsey & Whitecross	0.02	No	n/a	6	6	6	Based on replicating the approved development at the neighbouring and adjoining number 11.
1539	Land at 1 Delenty Drive	Delenty Drive, Birchwood	Currently benefits from a valid planning consent.	2009	Birchwood	0.26	Yes	2011/18822	6	5	5	Based on approved planning application. Loss yet to occur so net capacity is 5.
1640	Land at Admirals Road, Birchwood	Land at Admirals Road, Birchwood	Nominated for inclusion within the SHLAA.	2009	Birchwood	1.77	No	n/a	57	57	57	Application of 40dph density across 80% of the site area, based on the assumption 20% would be retained as formal public open space.



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1760	Land at 3 Delenty Drive	Delenty Drive, Birchwood	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	Birchwood	0.35	No	n/a	7	7	7	Cautious estimate in response to recent refusal on grounds of overdevelopment of the site.
2014	YMCA, Hammet Court, Birchwood	Ainscough Road, Birchwood, WA3 7PL	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	Birchwood	0.73	No	n/a	70	70	70	Based on pre-app discussions regarding the forthcoming submission of a certificate of lawfulness regarding the conversion of the building.
2188	Delenty Drive Police Station	Delenty Drive, Birchwood	Nominated for inclusion within the SHLAA.	2011	Birchwood	0.31	No	n/a	8	8	8	Based on indicative site design.
1512	Land adjacent 90 Fairclough Street	Land adjacent 90 Fairclough Street, Burtonwood, WA5 4HU	Nominated for inclusion within the SHLAA.	2009	Burtonwood & Winwick	0.03	No	n/a	2	2	2	Based on layout associated with previous application which would maintain the existing street build line.
1607	The Old Rectory	Rectory Lane, Winwick	Nominated for inclusion within the SHLAA.	2009	Burtonwood & Winwick	0.82	No	n/a	14	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	Identified for inclusion within the SHLAA via a desktop study.	2009	Burtonwood & Winwick	0.5	No	n/a	1	1	1	Based on conversion of barn / stable into single dwelling.
2318	Monk House	Parkside Road, Winwick, Warrington, WA2 8ST	Currently benefits from a valid planning consent.	2012	Burtonwood & Winwick	0.19	Yes	2011/18797	1	0	0	Based on approved planning application. Loss is yet to occur so net capacity is 0.
2453	Former Hermit Inn Public House	Golborne Road, WA2 8SP	Site has recently been subject to pre-application discussions for residential development.	2012	Burtonwood & Winwick	0.66	No	2012/20808	13	13	13	Based on submitted but as yet undetermined planning application.
2454	Garden of 17 Golborne Road, Winwick	17 Golborne Road, Winwick, WA2 8SY	Site has recently been subject to pre-application discussions for residential development.	2012	Burtonwood & Winwick	0.20	No	n/a	3	3	3	Based on pre-application discussions.
2456	Whispers, Green Lane	Whispers, Green Lane, Winwick, WA2 8SE	Site has recently been subject to pre-application discussions for residential development.	2012	Burtonwood & Winwick	0.42	No	n/a	2	2	2	Cautious estimate to afford flexibility in design terms, owing to TPOs.
1448	16, Hob Hey Lane	Culcheth, Warrington, WA3 4NQ	Currently benefits from a valid planning consent.	2009	Culcheth, Glazebury & Croft	0.16	Yes	2010/16959	1	0	0	Loss is yet to occur so net capacity is 0.

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1507	Land between 53 and 67 Hob Hey Lane	Hob Hey Lane	Nominated for inclusion within the SHLAA.	2009	Culcheth, Glazebury & Croft	0.26	No	n/a	7	7	7	Based on a layout associated with a previous planning application (A03/48754).
1588	Heath House, Kenyon Lane, Croft	Heath House, Kenyon Lane, Croft, WA3 7DU	Nominated for inclusion within the SHLAA.	2009	Culcheth, Glazebury & Croft	0.78	No	n/a	1	1	1	Based on development of a further single dwelling within the site.
1590	Tanners Farm	Twiss Green lane, Culcheth	Nominated for inclusion within the SHLAA.	2009	Culcheth, Glazebury & Croft	0.41	No	n/a	12	11	11	Application of 30 dph density.
1652	Land to the rear of 8 Hob Hey Lane	Accessed off Radcliffe Avenue	Currently benefits from a valid planning consent.	2009	Culcheth, Glazebury & Croft	0.06	Yes	2011/18952	1	1	1	Based on development of a single dwelling as per approved planning application.
1712	312 Warrington Rd, Glazebury	Warrington Road, Glazebury	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	0.34	No	n/a	10	9	9	Based on draft layout tabled during recent pre-application discussions.
1792	Site of former HMS Gosling	Lady Lane, 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	1.08	No	2012/20047	25	25	25	Based on approved planning application.
2030	Land between the Methodist Church and 280 Warrington Road	Glazebury, WA3 5LG	Currently benefits from a valid planning consent.	2009	Culcheth, Glazebury & Croft	0.13	Yes	2008/13146	5	5	5	Based on approved planning application.
2033	Ovenback Farm	Winwick Lane, Croft, WA3 7EA	Currently benefits from a valid planning consent.	2009	Culcheth, Glazebury & Croft	0.2	Yes	2008/13298	1	1	1	Loss occurred and recorded in 2011/12 so net capacity for forecasting is 1.
2104	Sirocco, Mustard Lane, Warrington, WA3 7BG	Sirocco, Mustard Lane, Warrington, WA3 7BG	Currently benefits from a valid planning consent.	2010	Culcheth, Glazebury & Croft	0.52	Yes	2009/14493	1	0	0	Loss is yet to occur so net capacity is 0.
2162	Fourways	Twiss Green Lane / Common Lane, Culcheth	Nominated for inclusion within the SHLAA.	2011	Culcheth, Glazebury & Croft	0.24	No	2012/20127	1	1	1	Based on approved planning application.
2163	Oakdene Nursing Home	Off Twiss Green Lane, Culcheth	Nominated for inclusion within the SHLAA.	2011	Culcheth, Glazebury & Croft	0.53	No	n/a	15	15	15	Cautious estimate derived from replicating adjacent built form.



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2260	Land at junction of Glebeland / Landsdowne	Land at junction of Glebeland / Landsdowne	Nominated for inclusion within the SHLAA.	2011	Culcheth, Glazebury & Croft	0.04	No	n/a	1	1	1	Plot is quite restricted owing to existing build lines which would have to be respected. Likely only 1 moderate dwelling, possibly small bungalow, could be accommodated.
2272	Land adjacent 49 Brookfield Road	49 Brookfield Road, Culcheth	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	2011	Culcheth, Glazebury & Croft	0.11	No	n/a	1	1	1	Evidently a single dwelling development plot.
2312	Highcroft Barn	Lady Lane, Croft, Warrington, WA3 7AZ	Currently benefits from a valid planning consent.	2012	Culcheth, Glazebury & Croft	0.33	Yes	2011/18310	1	1	1	Based on capacity of approved planning application.
2323	466 Warrington Road	Warrington, WA3 5QX	Currently benefits from a valid planning consent.	2012	Culcheth, Glazebury & Croft	0.04	Yes	2011/18840	4	4	4	Based on capacity of approved planning application.
1092	Farrell Street South	Farrell Street South	Currently benefits from a valid planning consent.	2009	Fairfield & Howley	7.08	Yes	2009/15420 and	372	372	338	Based on approved planning application.
1108	Edwards Cheshire	Navigation Street, Warrington	Currently benefits from a valid planning consent.	2009	Fairfield & Howley	0.57	Yes	2007/10238	36	36	36	Based on indicative layout tabled during pre-application discussions regarding a site replan during 2010.
1265	Land to the rear of 182 Manchester Road	Warrington	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	2009	Fairfield & Howley	0.09	No	2006/09507	3	3	3	Based on indicative layout tabled during pre-application discussions for 3 houses.
1709	Planned employment element of Carrington Park	Marsh House Lane	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	2009	Fairfield & Howley	1.75	No	2012/21007	108	108	108	Based on layout associated with pending application for housing on the site (2012/21007).
1711	Front of APW Thomas Locker Site	Church Street	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	2009	Fairfield & Howley	1.39	Yes	2007/11612	17	17	17	Based on approved planning application.
1846	Norris Street Church	Norris Street, Warrington	Identified for inclusion within the SHLAA via a desktop study.	2009	Fairfield & Howley	0.17	No	n/a	7	7	7	Application of 40 dph density.

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1877	Rear of the Highway Man	Manchester Road, WA1 3NU	Identified for inclusion within the SHLAA via a desktop study.	2009	Fairfield & Howley	0.16	Yes	2011/18130	12	12	12	Based on approved planning application.
2150	Land at Farrell Street & Howley Lane Junction.	Land at Farrell Street & Howley Lane Junction.	Identified for inclusion within the SHLAA via a desktop study.	2010	Fairfield & Howley	0.23	Yes	2011/18876	23	23	23	Based on approved planning application.
2253	137 Padgate Lane, Warrington, WA1 3SF	137 Padgate Lane, Warrington, WA1 3SF	Currently benefits from a valid planning consent.	2011	Fairfield & Howley	0.01	Yes	2010/16859	1	1	1	Based on approved planning application.
1328	Land at Deans Lane	Theilwall Warrington WA4 2TN	Currently benefits from a valid planning consent.	2009	Grappenhall & Theilwall	0.91	Yes	2006/09242	10	10	5	Based on approved planning application.
1510	Bridge House and Barns	Stockport Road, Theilwall, WA4 2SZ	Currently benefits from a valid planning consent.	2009	Grappenhall & Theilwall	0.23	Yes	2011/18911	3	3	3	Based on approved planning application.
2492	Bridge House and Barns Curtilage	Stockport Road, Theilwall, WA4 2SZ	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	2009	Grappenhall & Theilwall	0.62	No	n/a	4	4	4	Based on submitted but as yet undetermined planning application (2012/20408).
1613	Barondale Grange	Stockport Road	Nominated for inclusion within the SHLAA.	2009	Grappenhall & Theilwall	0.86	No	n/a	5	4	4	Based on sub division of existing dwelling into four apartments and the conversion of the outbuilding to a single dwelling.
1793	74 Knutsford Road	74 Knutsford Road	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	2009	Grappenhall & Theilwall	0.07	No	2012/19882	4	4	4	Based on submitted but as yet undetermined planning application.
1890	Massey Hall School	Halfacre Lane, Theilwall	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	2009	Grappenhall & Theilwall	2.26	Yes	2011/17594	1	1	1	Based on approved planning application. Loss recorded in current year (11/12) so net capacity for forecast purposes is 1.
2158	Curtilage of 5 Victoria Avenue, Grappenhall	5 Victoria Avenue, Grappenhall	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	2010	Grappenhall & Theilwall	0.1	No	n/a	1	1	1	Based on delivery of a single dwelling.
2218	Orsett Cottage, Half Acre Lane, Theilwall, Warrington, WA4 3JG	Orsett Cottage, Half Acre Lane, Theilwall, Warrington, WA4 3JG	Currently benefits from a valid planning consent.	2011	Grappenhall & Theilwall	0.2	Yes	2010/16506	1	0	0	Loss is yet to occur so net capacity is 0.



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2470	The Old Rectory Nursing Home	Church Lane, Grappenhall, WA4 3EP	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	2012	Grappenhall & Thelwall	0.55	No	n/a	8	8	8	Application of 30 dph density across 50% of the site. Existing build line and TPOs within, and around the perimeter of the site considered to restrict the developable area.
948	32 Mill Ave	Great Sankey, Warrington	Currently benefits from a valid planning consent.	2009	Great Sankey North	0.06	Yes	2007/11209 and 2010/16640	1	1	1	Based on approved planning application.
1412	Land At Dawson House,	Liverpool Road, Great Sankey, Warrington	Currently benefits from a valid planning consent.	2009	Great Sankey North	5.78	Yes	2009/15525	145	145	145	Based on approved planning application.
2128	Front of Former Hewden Tool Hire, Laburnum Lane	Junction of Laburnum Lane / Liverpool Road	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	2011	Great Sankey North	0.16	No	n/a	5	5	5	Based on application of 30 dph density.
1509	South Western corner of Penketh Business Park	Off Cleveleys Rd, penketh, Warrington	Currently benefits from a valid planning consent.	2009	Great Sankey South	0.76	Yes	2010/17075	22	22	22	Based on approved planning application.
1887	Land at Chapel Brow Farm	Liverpool Road Great Sankey Warrington	Currently benefits from a valid planning consent. Wider area also nominated for inclusion.	2009	Great Sankey South	0.06	Yes	2010/17374	6	5	5	Based on approved planning application (1 dwelling) + application of 35 dph density across area of site excluded from the existing planning approval (0.16ha).
2173	Land adjacent 5 Brook Way	Land adjacent 5 Brook Way	Nominated for inclusion within the SHLAA.	2011	Great Sankey South	0.02	No	n/a	1	1	1	Site could only accommodate maximum of one dwelling.
2176	Sycamore Lane Community Primary School	Sycamore Lane, Walton, Warrington	Nominated for inclusion within the SHLAA.	2011	Great Sankey South	2.3	No	n/a	69	69	69	Based on application of 30 dph.
1261	Ford Farm	Eastford Road, Lower Walton, Warrington	Currently benefits from a valid planning consent.	2009	Hatton, Stretton & Walton	0.42	Yes	2003/01491	16	16	16	Based on approved planning permission.
1517	Former Greenall's Nursery	Chester Road, Walton	Nominated for inclusion within the SHLAA.	2009	Hatton, Stretton & Walton	1.36	No	n/a	15	15	15	Based on previous planning application (2006/09704)
2208	New House Farm Cottages, Hatton Lane, Hatton, Warrington, WA4 4BZ	New House Farm Cottages, Hatton Lane, Hatton, Warrington, WA4 4BZ	Currently benefits from a valid planning consent.	2011	Hatton, Stretton & Walton	0.12	Yes	2010/15879	1	1	1	Based on approved planning application.

SHLAA Ref	Site Name	Site Address	Source	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Planning Permission for Housing?	App. Reference	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments
2262	Lock up garages off Bower Crescent	Bower Crescent, Stretton	Nominated for inclusion within the SHLAA.	2011	Hatton, Stretton & Walton	0.06	No	n/a	1	1	1	Cautious estimate assuming single dwelling.
2332	Greenside Farm	Goose Lane, Hatton, Warrington, WA4 5PA	Currently benefits from a valid planning consent.	2012	Hatton, Stretton & Walton	0.09	Yes	2011/19306	1	1	1	Based on approved planning application.
957	1 Dover Road	Latchford, Warrington	Currently benefits from a valid planning consent.	2009	Latchford East	0.05	Yes	2011/17804	4	4	4	Based on approved planning application.
1090	Beers Building Co	Station Road, Latchford	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	Latchford East	1.48	No	(previous consent) 2008/12523	60	60	60	Based on application of 40 dph - a revised density in comparison to the previous approval.
1091	Manchester Ship Canal	Mineral Railway, Thelwall Lane, Latchford	Currently benefits from a valid planning consent.	2009	Latchford East	2.54	Yes	2006/08928	122	122	24	Based on approved planning application.
1178	Cardinal Newman High School	Bridgewater Avenue, Latchford East	Currently benefits from a valid planning consent.	2009	Latchford East	2.72	Yes	2007/12025 and 2010/17569	110	110	110	Based on approved planning application.
1201	New World Ltd	New World House, Thelwall Lane, Warrington, WA4 1NL	Currently benefits from a valid planning consent.	2009	Latchford East	13.91	Yes	2007/11944 and 2009/14707 and 2010/17050	426	426	219	Based on approved planning application.
1424	Manor Lock	Junction Of Westy Lane / Grange Avenue, Warrington	Currently benefits from a valid planning consent.	2009	Latchford East	0.21	Yes	2009/14932	18	18	18	Based on approved planning application.
1619	1 - 5 Kingsway South	1 - 5 Kingsway South	Currently benefits from a valid planning consent.	2009	Latchford East	0.07	Yes	2009/15690	8	8	8	Based on approved planning application.
1726	Land between Penny Ferry Pub & 227 Thelwall Lane	Thelwall Lane, Latchford	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	Latchford East	0.03	No	n/a	1	1	1	Cautious estimate assuming single dwelling.
1864	Eagle Ottawa UK Ltd	Corner of Thelwall Lane and Nook Lane, Latchford, Warrington	Currently benefits from a valid planning consent.	2009	Latchford East	1.6	Yes	2010/17091	92	92	92	Based on approved planning application.
2129	Land off Knutsford Road / Blackbear Bridge	Land off Knutsford Road / Blackbear Bridge	Nominated for inclusion within the SHLAA.	2010	Latchford East	0.56	No	n/a	37	37	37	Based on previously approved (subject to S106) application - 2006/07576.



SHLAA Ref	Site Name	Site Address	Source	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Planning Permission for Housing?	App. Reference	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments
2168	24 Powell Street	24 Powell Street	Site has recently been subject to pre-application discussions for residential development.	2011	Latchford East	0.03	No	2012/20582	4	4	4	Based on submitted but as yet undetermined planning application (2012/20582).
2178	former Horizons Centre	Loushers Lane, Latchford	Nominated for inclusion within the SHLAA.	2011	Latchford East	0.47	No	n/a	16	16	16	Based on application of 35 dph.
2256	Beers Building Co - Retirement Community	Station Road, Latchford	Currently benefits from a valid planning consent.	2011	Latchford East	0.27	Yes	2008/12578 and 2011/18363	38	38	38	Based on approved planning application.
2257	8, Reynolds Street, Warrington, WA4 1 PP	8, Reynolds Street, Warrington, WA4 1 PP	Currently benefits from a valid planning consent.	2011	Latchford East	0.01	Yes	2011/17781	4	4	4	Based on approved planning application for two apartments on the ground floor. Two apartments are also to be delivered on the upper floors but through permitted development rights so consent for these was not necessary.
2274	Latchford Car and Van Sales	741 Knutsford Road, Latchford	Site has recently been subject to pre-application discussions for residential development.	2011	Latchford East	0.04	No	n/a	6	6	6	Cautious estimate based on apartment development above a retail unit.
2283	Land to the rear of 96 - 100 Loushers Lane	Land to the rear of 96 - 100 Loushers Lane, Latchford	Nominated for inclusion within the SHLAA.	2011	Latchford East	0.07	No	n/a	1	1	1	Cautious estimate assuming development of a single dwelling.
1104	Springbank Service Station	186-188 Chester Road, Warrington	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	2009	Latchford West	0.06	No	(previous consent) 2007/10423	3	3	3	Cautious estimate replicating existing built form.
1262	Land at Western end of Greenalls Avenue	Latchford, Warrington	Currently benefits from a valid planning consent.	2009	Latchford West	0.67	Yes	2010/16177	45	45	45	Based on approved planning application but also taking into account the post 1st April 2012 approval (2012/19481) which has resulted in a net increase of 4 units in comparison to the originally approved scheme.
1411	Former timber planing mill off Chester Road,	Lower Walton And Land To Immediate South Of, Landseer Avenue And, Cranborne Avenue Warrington	Currently benefits from a valid planning consent.	2009	Latchford West	3.4	Yes	2008/13785	257	257	168	Based on approved planning application (and subsequent July 12 amendment to increase number of units to 257)

SHLAA Ref	Site Name	Site Address	Source	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Planning Permission for Housing?	App. Reference	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments
1440	G & J Greenalls Site	South Of Loushers Lane	Currently benefits from a valid planning consent.	2009	Latchford West	4.78	Yes	2010/17151	125	125	110	Based on approved planning application.
1441	G & J Greenalls Site	South Of Loushers Lane	Currently benefits from a valid planning consent.	2009	Latchford West	0.18	Yes	2007/12098 and 2011/17779	6	6	6	Based on approved planning application.
1752	Wilderspool Stadium	Priony Street	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	2009	Latchford West	1.9	No	n/a	76	76	76	Application of 40 dph density.
1753	Land at the rear of St James Court	Off Wilderspool Causeway	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	2009	Latchford West	0.85	No	n/a	34	34	34	Application of 40 dph density.
2182	PDC Inwell Road	Off Inwell Road,	Nominated for inclusion within the SHLAA.	2011	Latchford West	2.28	No	n/a	40	40	40	Based on application of 35 dph across 50% (1.14Ha) of the site. Assumed remaining 50% would be retained as formal public open space.
2275	China Lane	Off Wilderspool Causeway	Currently benefits from a valid planning consent.	2011	Latchford West	0.41	No	2011/18845	14	14	14	Based on approved planning application.
2489	100 Wilderspool Causeway	100 Wilderspool Causeway, WA4 6PU	Identified for inclusion within the SHLAA via a desktop study. Site has recently been subject to pre-application discussions for residential development.	2012	Latchford West	0.07	No	2012/19517	4	4	4	Based on approved planning application.
538	Land off Sandy Lane	Oughttrington, Lymm	Currently benefits from a valid planning consent.	2009	Lymm	0.19	Yes	2007/10789	14	14	10	Based on approved planning application.
1050	Lymm Service Station	114 Booths Hill Road, Lymm, Warrington	Currently benefits from a valid planning consent.	2009	Lymm	0.10	Yes	2011/18694	6	6	6	Based on approved planning application.
1055	Methodist Church, Sandy Lane	Lymm Warrington	Currently benefits from a valid planning consent.	2009	Lymm	0.41	Yes	2004/03300	21	21	21	Based on approved capacity for this element of the site.
1058	Former Sewage Works	Sewage Works off, Reddish Lane, Lymm	Currently benefits from a valid planning consent.	2009	Lymm	2.4	Yes	2010/16501	1	1	1	Based on approved planning application.
1154	29 Church Road	Lymm Warrington	Currently benefits from a valid planning consent.	2009	Lymm	0.02	Yes	2004/04133	1	1	1	Based on approved planning application.



SHLAA Ref	Site Name	Site Address	Source	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Planning Permission for Housing?	App. Reference	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments
1219	25 Eagle Brow	Lymm, WA13 0NA	Currently benefits from a valid planning consent.	2009	Lymm	0.11	Yes	2010/15934	2	2	2	Based on approved planning application. Net capacity for forecasting is 2 as loss recorded in current year (2011/12).
1415	Aston Berkeley Systems Ltd,	Berkeley House Whitbarrow Road Lymm WA139AR	Currently benefits from a valid planning consent.	2009	Lymm	0.08	Yes	2007/11021 and 2010/16343	5	5	5	Based on approved planning application.
1515	Land north of 67 Mill Lane, Lymm	Land north of 67 Mill Lane, Lymm	Nominated for inclusion within the SHLAA.	2009	Lymm	0.11	No	n/a	2	2	2	Based on development of one pair of semi detached houses - continuation of existing built form.
1579	Tennis Courts at Manor Close	Manor Close, Lymm	Nominated for inclusion within the SHLAA.	2009	Lymm	0.12	No	n/a	3	3	3	Based on indicative layouts produced for the purposes of pre application discussions.
1722	Rushgreen Service Station	Rushgreen Road, Lymm	Nominated for inclusion within the SHLAA.	2009	Lymm	0.41	No	2012/20199	13	13	13	Based on approved planning application.
1814	Land adj Farmers Arms	Rushgreen Rd / Sandy Lane, Lymm	Currently benefits from a valid planning consent.	2009	Lymm	0.33	Yes	2011/18631	10	10	10	Based on approved planning application.
2004	135, Higher Lane	135, Higher Lane, Lymm, WA130BU	Currently benefits from a valid planning consent.	2009	Lymm	0.15	Yes	2008/12447	1	0	0	Loss is yet to occur so net capacity is 0.
2051	Land at Pool Bank Farm	Pool Lane, Lymm, WA13 9BJ	Currently benefits from a valid planning consent.	2009	Lymm	0.43	Yes	2010/17497	7	7	7	Based on approved planning application.
2105	Warehouse, Agden Wharf, Burford Lane, Lymm, WA13 0SL	Warehouse, Agden Wharf, Burford Lane, Lymm, WA13 0SL	Currently benefits from a valid planning consent.	2010	Lymm	0.06	Yes	2009/14345	2	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	Currently benefits from a valid planning consent.	2010	Lymm	0.01	Yes	2009/14923	1	1	1	Based on approved planning application.
2131	Outbuilding at 20 Brookfield Road	20 Brookfield Road, Lymm	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	2010	Lymm	0.04	No	n/a	1	1	1	Based on conversion of outbuilding into a single dwelling.
2139	20 Bridgewater Street, Lymm	20 Bridgewater Street, Lymm	Nominated for inclusion within the SHLAA.	2010	Lymm	0.04	No	n/a	3	3	3	Based on mixed use proposal put forward by the landowner.
2179	Land off Hardy Road	Land off Hardy Road, Lymm	Nominated for inclusion within the SHLAA.	2011	Lymm	1.9	No	n/a	43	43	43	Application of 30 dph across 75% of the site. Cautious estimate to

SHLAA Ref	Site Name	Site Address	Source	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Planning Permission for Housing?	App. Reference	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments
2190	Lymm Youth Club	Boat Stage, off Bridge Water Street, Lymm	Nominated for inclusion within the SHLAA.	2011	Lymm	0.05	No	n/a	6	6	6	reflect some of the site being retained for formal public open space.
2210	Hanwolde, Lakeside Road, Lymm, WA13 0SX	Hanwolde, Lakeside Road, Lymm, WA13 0SX	Currently benefits from a valid planning consent.	2011	Lymm	0.16	Yes	2010/16059	1	0	0	Loss is yet to occur so net capacity is 0.
2229	Barn at 57 Cherry Lane, Lymm, Warrington, WA13 0NU	57 Cherry Lane, Lymm, Warrington, WA13 0NU	Currently benefits from a valid planning consent.	2011	Lymm	0.22	Yes	2010/17367	1	1	1	Based on approved planning application.
2230	16 Bridgewater Street, Lymm, Warrington, WA13 0AB	16 Bridgewater Street, Lymm, Warrington, WA13 0AB	Currently benefits from a valid planning consent.	2011	Lymm	0.03	Yes	2010/17466	1	1	1	Based on approved planning application.
2303	22 Pepper Street	Lymm, WA13 0JB	Currently benefits from a valid planning consent.	2012	Lymm	0.21	Yes	2011/18678	1	0	0	Loss is yet to occur so net capacity is 0.
2335	47, Mill Lane	Heatley, Lymm, Warrington, WA13 9SG	Currently benefits from a valid planning consent.	2012	Lymm	0.07	Yes	2012/19498	1	1	1	Based on approved planning application.
2451	Former Railway Public House	Mill Lane, Lymm	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	2012	Lymm	0.75	No	n/a	4	4	4	Based on continuation of existing build line and surrounding built form consisting of a row of semi detached houses.
1245	The Corner House	98 Sandy Lane, Warrington, WA2 9HX	Currently benefits from a valid planning consent.	2009	Orford	0.83	Yes	2009/15652	11	11	11	Based on approved planning application.
1706	The Avoiding Line North of Ryefields Village	North of Ryefields Village	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	2009	Orford	1.95	No	n/a	30	30	30	Based on construction of 30 two bedroom bungalows as proposed by previous application 2008/12912
1851	Land at junction of Currans Road / Winwick Road	Land at junction of Currans Road / Winwick Road	Identified for inclusion within the SHLAA via a desktop study.	2009	Orford	0.04	No	2013/21128	4	4	4	Based on submitted but as yet undetermined planning application.



SHLAA Ref	Site Name	Site Address	Source	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Planning Permission for Housing?	App. Reference	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments
1880	7 Hallfields Road	7 Hallfields Road	Identified for inclusion within the SHLAA via a desktop study.	2009	Orford	0.08	Yes	2010/16474	3	3	3	Based on approved planning application. Loss already recorded (2010/11) so forecast capacity is 3.
1881	Land between 49 - 51 Orford Green	Land between 49 - 51 Orford Green	Identified for inclusion within the SHLAA via a desktop study.	2009	Orford	0.04	No	n/a	2	2	2	Based on development of one pair of semi detached houses.
2141	54, Statham Avenue	54, Statham Avenue	Currently benefits from a valid planning consent.	2010	Orford	0.11	Yes	2011/18106	8	8	8	Based on approved planning application.
2145	St. Margarets Infant Block	Sandy lane, Warrington	Nominated for inclusion within the SHLAA.	2010	Orford	0.5	No	n/a	17	17	17	Application of 35 dph density.
2265	Forster Street Gospel Church,	108 Forster Street Orford, Warrington WA2 7AX	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	2011	Orford	0.03	No	n/a	4	4	4	Cautious estimate assuming conversion of existing building.
2307	48-52, Orford Lane, Warrington, WA2 7AF	48-52, Orford Lane, Warrington, WA2 7AF	Currently benefits from a valid planning consent.	2012	Orford	0.02	Yes	2011/19273	3	2	2	Based on approved planning application. Loss yet to be recorded so residual net capacity is 2.
1426	Land between 40 and 50 South Dale	Penketh, Warrington, WA5 2AD	Currently benefits from a valid planning consent.	2009	Penketh & Cuedley	0.13	Yes	2009/15554	4	4	2	Based on approved planning application.
1443	(Rear plot), 169, Warrington Road	(Rear plot), 169, Warrington Road	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	2009	Penketh & Cuedley	0.08	No	2008/12171	2	2	2	Based on previously approved planning application.
1862	Land at 120 Heath Road	120 Heath Road, Penketh, WA5 2DB	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	2009	Penketh & Cuedley	0.3	No	n/a	9	9	9	Application of 30 dph density.
2019	Brook House Farm,	39 Farnworth Road Penketh WARRINGTON Cheshire WA5 2SE	Currently benefits from a valid planning consent.	2009	Penketh & Cuedley	0.23	Yes	2008/12871	1	1	1	Loss recorded in current year (11/12) so net capacity is 1.
2267	Former Penketh Court Site	Farnworth Road, Penketh	Nominated for inclusion within the SHLAA.	2011	Penketh & Cuedley	0.5	No	n/a	45	45	45	Based on indicative draft layouts tabled during 2011 which envisage high density scheme purpose built for the elderly.

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

SHLAA Ref	Site Name	Site Address	Source	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Planning Permission for Housing?	App. Reference	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments
1647	Land off Mill Lane, Houghton Green	Land off Mill Lane, Houghton Green	Nominated for inclusion within the SHLAA.	2009	Poplars & Hulme	1.32	No	n/a	18	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.
1854	Lock up garages to the rear of 73 - 83 Windermere Avenue	Rear of 73 - 83 Windermere Avenue	Identified for inclusion within the SHLAA via a desktop study.	2009	Poplars & Hulme	0.05	No	n/a	1	1	1	Assumed site would accommodate a single dwelling.
2193	Houghton Hall	Greenwood Crescent	Nominated for inclusion within the SHLAA.	2011	Poplars & Hulme	0.45	No	n/a	21	21	21	Based on indicative layouts produced as part of preliminary design work.
2206	Lock up garages off Capesthorne Road	Off Capesthorne Road	Nominated for inclusion within the SHLAA.	2011	Poplars & Hulme	0.05	No	n/a	1	1	1	Unlikely that the site could accommodate more than a single dwelling.
2278	Lock up garages off Grisedale Avenue	Off Grisedale Avenue	Nominated for inclusion within the SHLAA.	2011	Poplars & Hulme	0.08	No	n/a	2	2	2	Cautious estimate given privacy / sepration standard concerns.
2159	Crab Lane House	Junction of Crab Lane, Stonehaven Drive	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	2010	Pouiton North	0.23	No	n/a	3	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	Nominated for inclusion within the SHLAA.	2009	Pouiton South	8.81	No	2011/19313	220	220	220	Based on planning application 2011/19313
1761	355 - 357 Padgate Lane	Padgate Lane, Padgate	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	Pouiton South	0.06	No	2012/20570	1	1	1	Based on submitted planning application 2012/20570.
1762	Site of Dog & Partridge	off Manchester Road	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	2009	Pouiton South	0.57	No	n/a	11	11	11	Application of 30 dph density across two thirds of the site (assumed one third will remain as open space).
1513	Hollingreave Farm	Dam Lane, Rixton, WA3 6LE	Currently benefits from a valid planning consent.	2009	Rixton & Woolston	0.45	No	n/a	6	5	5	Based on approved planning permission.
2165	Land off Riversdale, Woolston	Land off Riversdale, Woolston	Nominated for inclusion within the SHLAA.	2011	Rixton & Woolston	0.55	No	2012/20626	10	10	10	Based on planning application 2012/20626



SHLAA Ref	Site Name	Site Address	Source	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Planning Permission for Housing?	App. Reference	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments
2221	Townley Brow Farm, Dam Lane, Rixton, Warrington, WA3 6LE	Townley Brow Farm, Dam Lane, Rixton, Warrington, WA3 6LE	Currently benefits from a valid planning consent.	2011	Rixton & Woolston	0.06	Yes	2010/16566	1	0	0	Loss is yet to occur so net capacity is 0.
2325	163a Glazebrook Lane	Warrington, WA3 5AZ	Currently benefits from a valid planning consent.	2012	Rixton & Woolston	0.06	Yes	2011/18846	1	1	1	Based on approved planning application.
2458	Site of William Tarr and Co. Ltd. Offices (Site 1)	Off Bridge Road, Woolston, WA1 4AT	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.	2012	Rixton & Woolston	0.55	No	2012/20815	24	24	24	Based on submitted but as yet determined planning application.
2459	Site of William Tarr and Co. Ltd. Offices (Site 2)	Off Bridge Road, Woolston, WA1 4AT	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	2012	Rixton & Woolston	0.23	No	n/a	6	6	6	Based on continuation of existing build line and surrounding built form consisting of a row of semi detached houses.
1775	Thorn Marine	164a London Road, Stockton Heath, WA4 6LE	Nominated for inclusion within the SHLAA.	2009	Stockton Heath	0.04	No	n/a	5	5	5	capacity put forward by the landowner based on preliminary design work.
1855	Land off Hollow Drive	Hollow Drive, Stockton Heath	Nominated for inclusion within the SHLAA.	2009	Stockton Heath	0.36	No	n/a	6	6	6	Continuation of Hollow Drive built form with 2 pairs of semis on the south and one pair on the north.
1857	Heath Street lock up garages	Heath Street, Stockton Heath	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	Stockton Heath	0.16	No	2012/20910	1	1	1	Based on approved planning application 2012/20910
1889	Land adjacent 70 Ackers Road	Ackers Road, Stockton Heath	Nominated for inclusion within the SHLAA.	2009	Stockton Heath	0.14	No	n/a	4	4	4	Application of 30 dph density.
2036	Land Bounded by Montclare Crescent, Brian Avenue & Chester Road, Stockton Heath, WARRINGTON, WA4 2SA	Stockton Heath, WARRINGTON, WA4 2SA	Currently benefits from a valid planning consent.	2009	Stockton Heath	1.53	No	2008/13417 and 2011/18852 (extension to renew not yet determined)	51	51	51	Based on a previous approved planning application.
2109	65 Whitefield Road, Stockton Heath, Warrington, WA4 6NA	65 Whitefield Road, Stockton Heath, Warrington, WA4 6NA	Currently benefits from a valid planning consent.	2010	Stockton Heath	0.08	Yes	2009/14874	1	1	1	Based on approved planning application.
2132	Land at 88 Grappenhall Road	88 Grappenhall Road, Stockton Heath	Identified for inclusion within the SHLAA via a desktop study. Site has	2010	Stockton Heath	0.05	No	n/a	1	1	1	Based on in-fill development for a single dwelling.

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

SHLAA Ref	Site Name	Site Address	Source	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Planning Permission for Housing?	App. Reference	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments
			previously been subject to pre-application discussions for residential development.									
2164	Grappenhall Independent Methodist Church Hall	Barton Avenue	Site has recently been subject to pre-application discussions for residential development.	2011	Stockton Heath	0.06	No	2012/20578	2	2	2	Based on approved planning application 2012/20578
2331	110, London Road	Stockton Heath, Warrington, WA4 6LE	Currently benefits from a valid planning consent.	2012	Stockton Heath	0.01	Yes	2011/19247	2	1	1	Based on approved planning application. Loss yet to occur so net capacity for forecasting is 1.
2334	3, Hunts Lane	Stockton Heath, Warrington, WA4 2DU	Currently benefits from a valid planning consent.	2012	Stockton Heath	0.03	Yes	2012/19457	1	1	1	Based on approved planning application.
261	KW8 N Tournay Green	KW8 N Tournay Green	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	Westbrook	2.87	Yes	2010/16029	99	99	99	Based on approved planning application.
1825	Gemini 16	Carina Park, Westbrook	Identified for inclusion within the SHLAA via a desktop study. The site is one of a number of sites historically deemed to have potential for employment development but which may potentially be equally suitable for residential development.	2009	Westbrook	7.4	No	n/a	220	220	220	Based on application of 30 dph which aligns with preliminary design work for the site.
1642	Bewsey Old Hall	Bewsey Farm Close, Warrington	Currently benefits from a valid planning consent.	2009	Whittle Hall	3.03	Yes	2007/10550 and APP/M10655/A/08/2092759/NWF	55	55	55	Based on approved planning application.
1832	Whittle Hall Farm	Littledale Road, Whittle Hall, Warrington	Identified for inclusion within the SHLAA via a desktop study. Included in previous urban potential study(ies).	2009	Whittle Hall	0.71	No	n/a	8	8	8	Cautious estimate (2 conversions and 6 new build). Application of density would be inappropriate given need to retain existing buildings.
1843	Remainder of Whittle Hall 16	Off Stockdale Court Crescent	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	2009	Whittle Hall	0.22	No	n/a	7	7	7	Application of 30 dph density.
4870	Chapelford Urban Village, Whittle Hall (Remainder)	Off Whittle Avenue, Great Sankey	Currently benefits from a valid planning consent.	2009	Whittle Hall	6.88	Yes	99/40635	275	275	275	Remaining capacity after reserved matters and completed phases have been subtracted from approved outline quantity (approx 2,200)



SHLAA Ref	Site Name	Site Address	Source	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Planning Permission for Housing?	App. Reference	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments
4878	Phase 8a - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Currently benefits from a valid planning consent.	2009	Whittle Hall	2.08	Yes	2006/09429	123	123	22	Based on approved planning application.
48791	Phase 9b - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Currently benefits from a valid planning consent.	2010	Whittle Hall	1.68	Yes	2010/16888	57	57	12	Based on approved planning application.
48710	Phase 10 - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Currently benefits from a valid planning consent.	2010	Whittle Hall	0.52	Yes	2009/15685	89	89	30	Based on approved planning application.
48711	Phase 11 - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Currently benefits from a valid planning consent.	2011	Whittle Hall	1.49	Yes	2010/17227	51	51	18	Based on approved planning application.
48712	Phase 12 - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Currently benefits from a valid planning consent.	2010	Whittle Hall	3.32	Yes	2010/16997	68	68	57	Based on approved planning application.
48713	Phase 13a - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Currently benefits from a valid planning consent.	2012	Whittle Hall	1.18	Yes	2011/19219	39	39	39	Based on approved planning application.
487131	Phase 13b - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Pre-application discussions on submission of reserved matters.	2012	Whittle Hall	1.5	No	2012/20461	74	74	74	Based on indicative layout tabled during recent pre-application discussions.
48714	Phase 14 - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Pre-application discussions on submission of reserved matters.	2012	Whittle Hall	2.29	No	2012/19855	34	34	34	Based on indicative layout tabled during recent pre-application discussions.
48716	Phase 16a - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Currently benefits from a valid planning consent.	2010	Whittle Hall	1.21	Yes	2010/16536	28	28	1	Based on submitted reserved matters application.
487161	Phase 16b - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Currently benefits from a valid planning consent.	2011	Whittle Hall	2.29	Yes	2011/18140	56	56	39	Based on approved planning application.
48717	Phase 17 - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Pre-application discussions on submission of reserved matters.	2012	Whittle Hall	0.94	No	2012/19851	93	93	93	Based on indicative layout tabled during recent pre-application discussions.
48718	Phase 18 - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Currently benefits from a valid planning consent.	2011	Whittle Hall	1.00	Yes	2011/18702	38	38	38	Based on submitted reserved matters application.

Table Schedule 7 'Suitable, Available and Achievable'





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

SHLAA Ref	Site Name	Site Address	Source	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Site available?	Comments	Likely to become available in the future?	Comments	When is the site likely to be available for development?	Gross capacity?	Net capacity?	Capacity Comments
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	No	Whilst the site is in single ownership, free from constraints and the owner has aspirations to develop the site, it currently remains in active use and is unlikely to be developed until the longer term.	Yes	This site has been identified as a potential development site within the context of wider town centre improvements and specifically the Council's Town Centre Masterplan. As such it is likely that mixed use development including residential could be delivered in the longer term.	11-15	15	15	Assumed 3 upper floors of a 5-storey block on the site would be residential, with 5 apartments on each floor.
1729	Site of former temporary bus station offices	Land at corner of Winwick St / Crown St	Identified for inclusion within the SHLAA via a desktop study.	2009	Bewsey & Whitecross	0.06	No	The land owners long-term intentions / aspirations for this site are unknown although there have been recent pre-application enquiries as to using the site to display vehicles in relation to a car hire business. As such it can not therefore be considered available for residential at this time.	Yes	Site is an obvious infill development opportunity within the town centre. Based on recent and nearby demand for and actual developments it is likely that the site will become available within the plan period.	11 - 15	15	15	Based on approved proposals for similar sized infill development plots within the town centre.
1731	Bostock St Playground	Corner of Bostock St / Collins St	Identified for inclusion within the SHLAA via a desktop study.	2009	Bewsey & Whitecross	0.05	No	The site is in active use and the land owners intentions / aspirations for this site are unknown. It can not therefore be considered available at this time.	Yes	Surplus public sector land with the potential to generate a capital receipt. Therefore highly likely that the site will become available within the plan period.	11 - 15	3	3	Continuation of existing built form to provide an additional 3 dwellings.
1733	Hall Motors Site	Folly Lane	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	0.85	No	Previous enquiries suggested that the owner had aspirations to develop the site for housing. The site is now however back in active use as a car showroom and hence can not be considered available at this time	Yes	Site is predominately surrounded by residential properties and has been subject to sporadic interest for residential development over previous years (at which time the Council were managing further releases of housing land). In the long-term the site may struggle to compete with more purpose built car show-rooms such as those being developed at Gemini and hence there is a real prospect the site will become available in the future.	11 - 15	34	34	Application of 40 dph density.
1746	Site of former Kwik Save	Academy Way / Church	Identified for inclusion within the SHLAA via a desktop study.	2009	Bewsey & Whitecross	0.39	No	The land owner has made clear that they	Yes	Owner considers that the site maintains longer term regeneration	11 - 15	50	50	Based on indicative (and

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SHLAA Ref	Site Name	Site Address	Source	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Site available?	Comments	Likely to become available in the future?	Comments	When is the site likely to be available for development?	Gross capacity?	Net capacity?	Capacity Comments
		Street, Warrington, WA1 2BJ	SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.					have no aspirations to develop the site for residential development within the next five years owing to existing lease arrangements.		potential and hence is likely to come forward in the latter years of the plan period.				cautious) design-led approach drawing on comparisons of recently completed town centre developments.
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	No	Planning history identifies that the owners 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 the existing temporary car park use of the site or a commercial development in the short-term.	Yes	This area and specifically the Wilson Pattern Street frontage has been identified within the Town Centre Masterplan as an area where urban mending and new development will be promoted and pursued.	11-15	25	25	Based on indicative (and cautious) design-led approach drawing on comparisons of recently completed town centre developments.
1790	97 Buttermarket Street	97 Buttermarket Street	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	2009	Bewsey & Whitecross	0.07	No	Site has been promoted for residential development in recent years although has never obtained planning approval. The land owners current and future intentions / aspirations for this site are unknown and it can not therefore be considered available at this time.	Yes	Site is only partly in active use. Given that the building is listed (and hence need to safeguard the future of such assets) and the site has been subject to strong development interest previously, the site is anticipated to come available in the future.	n/a	7	7	Based on previous proposals.
1822	41 Froghall Lane	41 Froghall Lane	Identified for inclusion within the	2009	Bewsey & Whitecross	0.01	No	Despite previous interest in developing this site for	Yes	Likely that when the Council are no longer operating a policy which	11 - 15	4	3	Based on previous planning

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SHLAA Ref	Site Name	Site Address	Source	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Site available?	Comments	Likely to become available in the future?	Comments	When is the site likely to be available for development?	Gross capacity?	Net capacity?	Capacity Comments
			SHLAA via a desktop study. Site has previously been subject to planning approvals) or application(s) for residential development.					housing, the land owners current intentions / aspirations are unknown. It can not therefore be considered available at this time.		seeks to manage housing land supply, this and similar development proposals where the sole reason for refusing planning applications has been on the grounds of adding to the supply of housing land within the Borough unnecessarily, will once again be pursued.				application which proposed subdivision of existing property into 4 self contained apartments (2006/08903).
2199	Coltsold Road Community Centre	Coltsold Road	Nominated for inclusion within the SHLAA.	2011	Bewsey & Whitecross	0.11	No	Land owner has confirmed that whilst the site is in active use future rationalisation of assets may result in this site becoming available for development.	Yes	Rationalisation of assets may result in site becoming available in the longer term.	11 - 15	3	3	Application of 30 dph density.
2463	Midland Way / Priesley Street Garage	Midland Way / Priesley Street Garage	Identified as a re-development opportunity within Warrington Town Centre Masterplan	2012	Bewsey & Whitecross	0.39	No	Site is not being actively promoted as a development opportunity at this time.	Yes	Site is being promoted through the Town Centre Master Plan primarily through recognition that the site is currently under-used in land terms. Re-development could therefore make more efficient use of this prominent site on the edge of the Town Centre. Therefore likely that redevelopment opportunities will be promoted in the medium to longer term.	11-15	25	25	Assuming the delivery of a single 3/4 storey apartment block (which the site is evidently best suited to).
2464	Crosfield Street ALDI	Crosfield Street, Warrington,	Identified as a re-development opportunity within Warrington Town Centre Masterplan	2012	Bewsey & Whitecross	0.65	No	Site is not being actively promoted as a development opportunity at this time.	Yes	Site is being promoted through the Town Centre Master Plan primarily on the basis that it constitutes a prominent site on an important gateway and in this regard its potential is underutilised. Likely that redevelopment opportunities will be promoted in the medium to longer term.	11-15	46	46	Application of 70 dph given Town Centre location and probability that site would be apartments potentially as part of a mixed use development proposal.
2467	Rowlands Pharmacy and Splash and Dash Hand Car Wash	Tanners Lane, Dallam Lane, Warrington	Identified as a re-development opportunity within Warrington Town Centre Masterplan	2012	Bewsey & Whitecross	0.20	No	Site is not being actively promoted as a development opportunity at this time.	Yes	Site is within a wider area (the Stadium Quarter) being specifically promoted for redevelopment by the Council and Warrington's Regeneration Company. The site is being promoted through the Town Centre Master Plan primarily on the basis that it constitutes an area of land which is under used at present. Owing to this reasoning it is likely that redevelopment opportunities will be promoted, and the site confirmed	11-15	25	25	Based on the delivery of a single 3/4 storey apartment block, mirroring similar schemes delivered elsewhere in the town centre locality.

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SHLAA Ref	Site Name	Site Address	Source	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Site available?	Comments	Likely to become available in the future?	Comments	When is the site likely to be available for development?	Gross capacity?	Net capacity?	Capacity Comments
2468	Warrington Car Wash and Car Sales	Winiwick Street/Buckley Street, Warrington	Identified as a re-development opportunity within Warrington Town Centre Masterplan	2012	Bewsey & Whitecross	0.19	No	Site is not being actively promoted as a development opportunity at this time.	Yes	Site is within a wider area (the Stadium Quarter) being specifically promoted for redevelopment by the Council and Warrington's Regeneration Company. The site is being promoted through the Town Centre Master Plan primarily on the basis that it constitutes a prominent site on a key node and busy gateway, which is currently under utilised through the existing uses. Owing to this reasoning it is likely that redevelopment opportunities will be promoted, and the site confirmed as available, in the medium to longer term.	11-15	15	15	Based on delivery of apartments, on a mixed use basis, mirroring similar already approved schemes in this locality and the wider Town Centre.
2469	Portland Trade Park	Tanners Lane / Erwood Street, Warrington	Identified as a re-development opportunity within Warrington Town Centre Masterplan	2012	Bewsey & Whitecross	0.58	No	Site is not being actively promoted as a development opportunity at this time.	Yes	Site is within a wider area (the Stadium Quarter) being specifically promoted for redevelopment by the Council and Warrington's Regeneration Company. The site is being promoted through the Town Centre Master Plan primarily on the basis that it constitutes a prominent site adjacent to the stadium, which is currently under utilised through the existing uses. Owing to this reasoning it is likely that redevelopment opportunities will be promoted, and the site confirmed as available, in the medium to longer term.	11-15	29	29	Application of 50 dph owing to highly sustainable edge of Town Centre location.
2471	Pinners Brow Retail Park	Pinners Brow, Warrington	Identified as a re-development opportunity within Warrington Town Centre Masterplan	2012	Bewsey & Whitecross	1.98	No	Site is not being actively promoted as a development opportunity at this time.	Yes	Site is within a wider area (the Stadium Quarter) being specifically promoted for redevelopment by the Council and Warrington's Regeneration Company. The site is being promoted through the Town Centre Master Plan primarily on the basis that it constitutes a prominent site, on a key gateway into the Town Centre and as such more could be made of the sites potential. Owing to this reasoning it is likely that redevelopment opportunities will be promoted, and the site confirmed as	11-15	99	99	Application of 50 dph owing to highly sustainable edge of Town Centre location.

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SHLAA Ref	Site Name	Site Address	Source	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Site available?	Comments	Likely to become available in the future?	Comments	When is the site likely to be available for development?	Gross capacity?	Net capacity?	Capacity Comments
2475	Corner of Church Street / Victoria Street	Corner of Church Street / Victoria Street	Identified as a re-development opportunity within Warrington Town Centre Masterplan	2012	Bewsey & Whitecross	0.13	No	Site is not being actively promoted as a development opportunity at this time.	Yes	Site is being promoted through the Town Centre Master Plan primarily through recognition that the site is currently under-used in land terms. Re-development could therefore make more efficient use of this prominent site on the edge of the Town Centre. Therefore likely that redevelopment opportunities will be promoted in the medium to longer term.	11-15	15	15	Based on delivery of apartments, on a mixed use basis, mirroring similar already approved schemes in this locality and the wider Town Centre.
2476	Orchard Street Works	Orchard Street	Identified as a re-development opportunity within Warrington Town Centre Masterplan	2012	Bewsey & Whitecross	0.17	No	Site is not being actively promoted as a development opportunity at this time.	Yes	Site is being promoted through the Town Centre Master Plan primarily through recognition that the site is currently part of an expanse of land which is under-used. Re-development could therefore make more efficient use of this prominent site on the edge of the Town Centre alongside enhancing the conservation area. Therefore likely that redevelopment opportunities will be promoted in the medium to longer term.	11-15	24	24	Based on delivery of apartments mirroring a similar form to the relatively recent and adjacent Chery Court development.
2477	Crossley Street	Land at Crossley Street	Identified as a re-development opportunity within Warrington Town Centre Masterplan	2012	Bewsey & Whitecross	0.25	No	Site is not being actively promoted as a development opportunity at this time.	Yes	Site is being promoted through the Town Centre Master Plan primarily through recognition that the site is currently part of an expanse of land which is under-used. Re-development could therefore make more efficient use of this prominent site on the edge of the Town Centre. Therefore likely that redevelopment opportunities will be promoted in the medium to longer term.	11-15	33	33	Based on delivery of apartments mirroring a similar form to the relatively recent and nearby Dutton Court development.
2478	General Street Metal Works	General Street, Warrington	Identified as a re-development opportunity within Warrington Town Centre Masterplan	2012	Bewsey & Whitecross	0.34	No	Site is not being actively promoted as a development opportunity at this time.	Yes	Site is being promoted through the Town Centre Master Plan primarily through recognition that the site is currently part of an expanse of land which is under-used. Re-development could therefore make more efficient use of this prominent site on the edge of the Town Centre. Therefore likely that redevelopment opportunities will be promoted in the medium to longer term.	11-15	14	14	Application of 40 dph

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SHLAA Ref	Site Name	Site Address	Source	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Site available?	Comments	Likely to become available in the future?	Comments	When is the site likely to be available for development?	Gross capacity?	Net capacity?	Capacity Comments
2480	Former K&N works	Lythgoes Lane	Identified for inclusion within the SHLAA via a desktop study.	2012	Bewsey & Whitecross	0.32	No	Site is not being actively promoted as a development opportunity at this time.	Yes	Site is within a wider area (the Stadium Quarter) being specifically promoted for redevelopment by the Council and Warrington's Regeneration Company. The site is being promoted through the Town Centre Master Plan primarily on the basis that it constitutes a prominent site on a busy gateway. Owing to this reasoning it is likely that redevelopment opportunities will be promoted, and the site confirmed as available, in the medium to longer term.	11-15	38	38	Based on delivery of apartments mirroring a similar form to the relatively recent and adjacent Blyers Court development.
2481	Pinner's Brow Retail Park	Pinner's Brow, Warrington	Identified as a re-development opportunity within Warrington Town Centre Masterplan	2012	Bewsey & Whitecross	0.93	No	Site is not being actively promoted as a specific development opportunity at this time.	Yes	The site has been earmarked through the Council's Town Centre Master Plan as a potential redevelopment opportunity. The site is also within what is defined as the Stadium Quarter for which ambitious wholescale regeneration plans are being advanced. Owing to this reasoning it is considered, that despite being in active retail use, the site will be confirmed as an available redevelopment opportunity in the longer term once emerging plans and proposals are firm up.	11-15	47	47	Based on application of 50 dph given central and highly sustainable location.
2485	Town Hill South Side TCMP	Town Hill, Warrington	Identified as a re-development opportunity within Warrington Town Centre Masterplan	2012	Bewsey & Whitecross	0.14	No	Site is currently in active use but the ownership is fragmented and there are no individual or collective promotions of the land at the current time.	Yes	The site is being promoted through the Council's Town Centre Master Plan. Owing to this and that the site is tired/unduly and underutilised it is likely that redevelopment opportunities will be promoted, and the site confirmed as available, in the longer term.	11-15	20	20	Cautious estimate assuming 3/4 storey development, with 3 residential floors above one retail.
2486	Museum Street South CP TCMP	Museum Street, Warrington	Identified as a re-development opportunity within Warrington Town Centre Masterplan	2012	Bewsey & Whitecross	0.17	No	Site is not being actively promoted as a development opportunity at this time.	Yes	Site is being promoted through the Town Centre Master Plan. The site, which is an obvious gap site within the conservation area, has not been used to its full potential through the existing use which makes inefficient use of the land. As such it is likely that redevelopment opportunities will be promoted in the medium to longer term on the back of Council led	11-15	21	21	Based on replicating the Bovis Court apt. development which is in very close proximity and on a site of an almost identical size and shape.

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SHLAA Ref	Site Name	Site Address	Source	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Site available?	Comments	Likely to become available in the future?	Comments	When is the site likely to be available for development?	Gross capacity?	Net capacity?	Capacity Comments
1800	Land Adjacent to Rose Villa	Adjacent to Rose Villa, Penkford Lane, Collins Green	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning application(s) or residential development.	2009	Burtonwood & Winwick	0.27	No	The site has extant consent for a residential care home but this has not yet been implemented and the land owners intentions / aspirations for this site therefore remain unknown. It can not therefore be considered available at this time.	Yes	Site is currently derelict and not in active use. It is an obvious infill development opportunity within the settlement boundary. Interest in the site may have cooled owing to the Councils current approach to managing the housing supply. Status of unimplemented consent to be reviewed annually.	11 - 15	6	6	Based on the capacity of a previously approved development proposal in 2001.
1737	Land Between Public House and 3 Church Lane - Culcheth	Church Lane, Culcheth	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning application(s) or residential development.	2009	Culcheth, Glazebury & Croft	0.25	No	Owner is not currently promoting the site for housing although has done previously. The site remains in part active use and is not considered available at this time.	Yes	Site appears an obvious infill development opportunity, with ineffective use of the land made at present. Given the high value housing market in this locality, and sporadic interest over recent years to redevelop the site for housing, it is considered that the site will be confirmed as a development opportunity within the medium to longer term.	6 - 10	8	8	Application of 30 dph density.
1739	Land opp Chat Moss PH	Warrington Road, Glazebury	Identified for inclusion within the SHLAA via a desktop study. Included in previous urban potential study(ies).	2009	Culcheth, Glazebury & Croft	0.11	No	The land owners intentions / aspirations for this site are unknown and it can not therefore be considered available at this time.	Yes	Site appears an obvious infill development opportunity. Lack of recent interest may owe to the Councils housing restraint policy approach. Sites of a similar scale and nature have been successfully developed within the village and there is no obvious reason, particularly given market demand in this locality, why the potential of this site will not be realised within the plan period.	11 - 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	Identified for inclusion within the SHLAA via a desktop study. Included in previous urban potential study(ies).	2009	Culcheth, Glazebury & Croft	0.26	No	The land owners intentions / aspirations for this site are unknown and it can not therefore be considered available at this time.	Yes	Site appears an obvious infill development opportunity. Lack of recent interest may owe to the Councils housing restraint policy approach. Sites of a similar scale and nature have been successfully developed within the village and there is no obvious reason, particularly given market demand in this locality, why the potential of this site will not be realised within the plan period.	11 - 15	8	8	Application of 30 dph density.

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SHLAA Ref	Site Name	Site Address	Source	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Site available?	Comments	Likely to become available in the future?	Comments	When is the site likely to be available for development?	Gross capacity?	Net capacity?	Capacity Comments
2245	Jackson Avenue Hall	Jackson Avenue Hall	Nominated for inclusion within the SHLAA.	2011	Culcheth, Glazebury & Croft	0.06	No	Land owner has confirmed that whilst the site is in active use future rationalisation of assets may result in this site becoming available for development.	Yes	Rationalisation of assets may result in site becoming available in the longer term.	11 - 15	2	2	Based on development of one pair of semi-detached houses.
1110	26 Salisbury Street	26 Salisbury Street, Warrington	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	2009	Fairfield & Howley	0.01	No	Previous consent has now expired and the owners intentions for this site, despite it constituting an obvious infill development opportunity, now remain unknown.	Yes	Obvious infill development opportunity in the heart of the town. Historically such opportunities have been taken.	11 - 15	1	1	Based on previously approved planning application.
1708	Worldwide Communications Ltd.	Perival Street, Warrington, WA1 2JE	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	0.03	No	The land owners intentions / aspirations for this site are unknown and it can not therefore be considered available.	Yes	Nature of the site within an established residential area is such that it will inevitably generate interest for residential redevelopment.	11-15	2	2	Based on development of a pair of semi-detached dwellings as proposed by previous planning applications.
1710	Dalton Bank Council Depot	Manchester Road East	Identified for inclusion within the SHLAA via a desktop study. Included in previous urban potential study(ies).	2009	Fairfield & Howley	1.45	No	The site remains in active use and is operationally required. Whilst the Council have aspirations to redevelop this site in the future it is not yet known for what land use. In the absence of clear aspirations and whilst the site remains in active use it can not be considered to be available.	Yes	Whilst the land owners exact longer term aspirations remain unknown, the site is nevertheless a priority regeneration area so is earmarked for development. Whilst the location lends itself to commercial / office development, it is likely that these uses may be directed towards more prominent town centre locations (Wireworks or Bridge Street), in which case the site would likely be developed for housing.	11-15	73	73	Application of 50 dph density given highly sustainable central location and proximity to town centre.
1785	Car Wash SUDS	Church Lane, Warrington	Identified for inclusion within the SHLAA via a desktop study.	2009	Fairfield & Howley	0.09	No	Site is in active use and the land owners intentions / aspirations for this site are unknown. It can not therefore be considered available.	Yes	Whilst the landowners longer term aspirations remain unknown, the site is an obvious infill opportunity and gap site within a conservation area. The character of the area would be enhanced via development of the site. The existing car wash is arguably a temporary use, with a	11 - 15	12	12	Based on cautious estimate assuming apartment led development.

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1848	Lock up garages to the west of Quebec Road	West of Quebec Road, Warrington	Identified for inclusion within the SHLAA via a desktop study.	2009	Fairfield & Howley	0.05	No	The land owners intentions / aspirations for this site are unknown and it can not therefore be considered available.	Yes	Evidently redundant garage site which therefore presents an infill development opportunity. Given the presence of Golden Gates Housing in this locality it is likely that there will be interest in developing the site perhaps for bungalows for the elderly as has been successfully done on similar sites in the past 24 months.	11 - 15	2	2	Application of 40 dph density.
1764	Curtilage of Claremont	Facing Westminster Close	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	Grappenhall & Thelwall	0.06	No	Owner is not currently promoting the site for housing although has done previously. Their current aspirations / intentions are unknown and the site can not be considered available at this time.	Yes	Planning history makes clear that the site is a suitable infill development that has been constrained only by an oversupply of housing within the Borough. Considered that interest in developing the site will reignite as and when further land for housing is required.	11 - 15	2	2	Based on a layout associated with a previous planning application (2004/02257).
1322	Brook Place	Knutsford Road, Warrington, WA4 1PH	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	Latchford East	0.16	No	Site owner's current aspirations remain unknown.	Yes	The site remains in single ownership, and both the immediate and wider area continues to be regenerated, aided by a significant investment in flood defence works in this locality. As such it is likely that interest in developing the site for housing will be resurrected within the plan period.	11-15	8	8	Based on previously approved planning application.
2192	Westy Hall Care Home	Marsden Avenue	Nominated for inclusion within the SHLAA.	2011	Latchford East	0.59	No	Whilst the site is in single ownership and being promoted by the landowner, the site is currently in active use and subject to active medium-term lease. The site can not therefore be considered available for development in the short-term.	Yes	It is suspected that the lease for this site may be terminated early when the current occupier potentially re-locates to a purpose built facility elsewhere within the Borough. At this point the site can then be considered available.	11-15	20	20	Based on application of 35 dph density.

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

SHLAA Ref	Site Name	Site Address	Source	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Site available?	Comments	Likely to become available in the future?	Comments	When is the site likely to be available for development?	Gross capacity?	Net capacity?	Capacity Comments
1138	102/102a Wilderspool Causeway	102/102a Wilderspool Causeway	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	2009	Latchford West	0.02	No	Previous consent has now expired and the owners intentions for the site are now unknown.	Yes	Obvious redevelopment opportunity in an area of the town earmarked for continuing regeneration.	11-15	4	4	Based on previous planning approval.
1719	Furnish with Flair Site	Wilderspool 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	No	Not actively being promoted at the present time despite having been promoted previously.	Yes	Given that half of the site is once again vacant with use of the car sales yard having only recently ceased, it is likely that the site will once again be looked at as a redevelopment opportunity. The significant redevelopment of the nearby former Greenalls distillery site which is now well underway may also act as a catalyst to redevelop this site.	11 - 15	36	36	Based on continuation of previously successful nearby apartment development given similar land take up (Parkgate Court) - 2 x 18 apt. blocks.
1736	224 - 228 Wilderspool Causeway	224 - 228 Wilderspool Causeway	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to planning approval(s) or application(s) for residential development.	2009	Latchford West	0.15	No	Land owners current or future aspirations for the site remain unknown so it can not be considered available at this time.	Yes	Obvious redevelopment opportunity in the sense of a small building within a very large plot, in an area where redevelopment and regeneration is being actively promoted.	11 - 15	18	18	Continuation of adjacent apartment trend.
1720	MSBS Joinery Site	Star Lane, Lymm	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application discussions for residential development.	2009	Lymm	0.37	No	Part of site remains in active use and despite previous interest from the landowner to develop the site their current aspirations for the future of the site remain unknown.	Yes	Most pre-application enquiries were advised that residential development would be unlikely to obtain a consent owing to an oversupply of housing land within the Borough. When word disseminates that policy restrictions have eased it is likely that interest in this site will reignite.	11 - 15	11	11	Application of 30 dph density.
2460	Boulting Electrical Systems	Chapel Road, Penketh, WA5 2PR	Identified for inclusion within the SHLAA via a desktop study. Site has previously been subject to pre-application	2012	Penketh & Cuerdley	0.48	No	The site is still currently in use as an industrial unit / office and can not be considered available until such time as it has relocated.	Yes	Pre-application discussions indicate that the business is looking to relocate and the owners are looking to sell the site for residential development.	11-15	8	8	Based on continuation of existing build line and surrounding built form consisting of a

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



SHLAA Ref	Site Name	Site Address	Source	Year 1st Included within SHLAA?	Ward Name	Site Area (Ha)	Site available?	Comments	Likely to become available in the future?	Comments	When is the site likely to be available for development?	Gross capacity?	Net capacity?	Capacity Comments
2191	Capesthorne Road Council Depot	Capesthorne Road	discussions for residential development. Nominated for inclusion within the SHLAA.	2011	Poplars & Hulme	0.12	No	Land owner has confirmed that whilst the site is in active use and still operationally required at the present time, a future programme of asset rationalisation is likely to result in this site becoming available for development in the medium to longer term.	Yes	Rationalisation of assets may result in site becoming available in the longer term.	11 - 15	6	6	row of semi detached houses. Continuation of adjacent built form.
1803	Land to North of Birchwood Way	Land to North of Birchwood Way, Longbarn, Warrington	Identified for inclusion within the SHLAA via a desktop study.	2009	Poulton North	5.24	No	The land owners intentions / aspirations for this site are unknown and it can not therefore be considered available at this time.	Yes	One of a few obvious remaining large infill development opportunities within the urban area. Land is also in public ownership and hence there will be financial pressures to make the most effective use of assets.	11 - 15	91	91	Application of 35 dph density across 50% of the site area (cautious approach taken which excludes safeguarded land).
2189	Bridgewater House and Depot	Off Sandy Lane, Stockton Heath	Nominated for inclusion within the SHLAA.	2011	Stockton Heath	0.43	No	Land owner has confirmed that whilst the site is in active use and still operationally required at the present time, future rationalisation of assets may result in this site becoming available for development.	Yes	Rationalisation of assets may result in site becoming available in the longer term.	11 - 15	13	13	Based on application of 30 dph density.

Table Schedule 8 'Suitable, Likely to become Available and Achievable'



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



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

SHLAA Ref	Site Name	Site Address	Ward Name	Planning permission?	App. Reference	GF / PDL	Gross capacity?	Net capacity?	Residual Net capacity?	Capacity Comments	Predicted comp. 2012/13	Predicted comp. 2013/14	Predicted comp. 2014/15	Predicted comp. 2015/16	Predicted comp. 2016/17	Deliverable Supply (2012 - 2017)	Forecast Source / Comments
2121	34 Burfield Drive, Warrington, WA4 5DA	34 Burfield Drive, Warrington, WA4 5DA	Appleton	Yes	2010/15725	PDL	1	1	1	Loss recorded in current year (11/12) so net capacity is 1.	1					1	Completion anticipated in 12/13
2217	St Ann's, Windmill Lane, Appleton, Warrington, WA4 5JN	St Ann's, Windmill Lane, Appleton, Warrington, WA4 5JN	Appleton	Yes	2010/16445	PDL	1	1	1	Loss recorded in current year (11/12) so net capacity is 1.	1					1	Completion anticipated in 12/13
2268	58 and 60 Birchdale Road	58 and 60 Birchdale Road, Appleton	Appleton	No	2012/20135	GF	9	7	7	Based on capacity associated with submitted but as yet undetermined planning application 2012/20135.			3	4	7	7	Commencement and completion likely in the mid-late deliverable (0-5) year period.
2487	2 Field Lane	2 Field Lane, Appleton	Appleton	No	2012/20594	PDL	8	7	7	Based on submitted but as yet undetermined planning application.				7		7	Assumed planning permission secured in 12/13 and allowing for a 24-month lead in time owing to yearling and subsequent demolition of existing dwelling. Completions anticipated in a single year owing to proposed single apartment block.
2309	Vacant Barn to the west of Walnut Tree Farm	Vacant Barn to the west of Walnut Tree Farm, Walnut Tree Farm Barn, Strleton Road, Appleton, Thorn, Warrington	Appleton	Yes	2012/19382	GF	1	1	1	Based on approved planning application.		1				1	Commencement and completion likely in the short-term deliverable (0-5) year period.
581	Britannia Wire Works	Bewsey Road, Warrington	Bewsey & Whitecross	Yes	2006/08950 plus series of subsequent amendments.	PDL	341	341	42	Based on approved planning application.	42					42	Stage of construction of remaining units suggests site will be completed in its entirety in 2012/13.
1249	George Howard Scrap Yard Ltd	94 Folly Lane, Warrington, WA5 0NG	Bewsey & Whitecross	Yes	2003/01441 and 2007/11025 and 2011/17700	PDL	71	71	71	Based on indicative layout tabled during recent pre-application discussions.			15	30	26	71	Application of stakeholder agreed completion rates with commencement midway in the deliverable 0 - 5 year period to allow for replan and cautious lead in time.
1410	111-113 Bewsey Road	Warrington, WA5 0JT	Bewsey & Whitecross	No	n/a	PDL	8	8	8	Based on development which has already been seemingly unlawfully completed.	8					8	retrospective application considered imminent.
1422	Land at 31-35, Winwick Street	Land at 31-35, Winwick Street	Bewsey & Whitecross	Yes	2007/11202 and 2010/17449	PDL	16	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	Bewsey & Whitecross	Yes	2010/16182	PDL	9	9	9	Based on approved planning application.						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'

SHLAA Ref	Site Name	Site Address	Ward Name	Planning permission?	App. Reference	GF / PDL	Gross capacity?	Net capacity?	Residual Net capacity?	Capacity Comments	Predicted comp. 2012/13	Predicted comp. 2013/14	Predicted comp. 2014/15	Predicted comp. 2015/16	Predicted comp. 2016/17	Deliverable Supply (012 - 2017)	Forecast Source / Comments
1821	56 - 58 Bewsey Street	Bewsey Street, Warrington	Bewsey & Whitecross	No	2012/19984	PDL	4	4	4	Based on submitted but as yet undetermined planning application.				4	4	4	Commencement of development in the latter years of the deliverable 0-5 period with completions in a single year owing to proposed development of a single block.
1871	Land west of gas valve compound	North and west of 60 Wellfield Street	Bewsey & Whitecross	Yes	2010/17053	GF	6	6	6	Based on approved planning application.		6			6	6	Commencement and completion early-mid 0-5 year period.
2198	Harrison Square	Longshaw Street	Bewsey & Whitecross	No	n/a	PDL	16	16	16	Based on indicative layout tabled in 2011.			16		16	16	Assumes completion in single year given funding is already secured for these new affordable homes.
2255	Land east of gas valve compound	North and west of 60 Wellfield Street	Bewsey & Whitecross	Yes	2010/17381	PDL	6	6	6	Based on capacity of approved planning application.		6			6	6	Commencement and completion early-mid 0-5 year period.
2276	20 Froghall Lane	20 Froghall Lane, WA2 7JR	Bewsey & Whitecross	Yes	2011/18779	PDL	7	7	7	Based on capacity of approved planning application.	7					7	Completion anticipated within the next 12 months.
2315	11 Winmarleigh Street	Bewsey, Warrington,	Bewsey & Whitecross	Yes	2011/18700	PDL	6	6	6	Based on capacity of approved planning application.	6					6	Completion anticipated within the next 12 months.
2319	66 Bewsey Road	Bewsey, Warrington, WA5 0JS	Bewsey & Whitecross	Yes	2011/18809	PDL	4	3	3	Based on capacity of approved planning application. Loss yet to occur so net capacity is 3.	3					3	Completion anticipated within the next 12 months.
2333	91, Leicester Street	Bewsey and Whitecross, Warrington, WA5 1TA	Bewsey & Whitecross	Yes	2012/19437	PDL	2	1	1	Based on capacity of approved planning application. Loss yet to occur so net capacity is 1.	1					1	Completion anticipated within the next 12 months.
2490	10-12 Winmarleigh Street	10-12 Winmarleigh Street	Bewsey & Whitecross	No	2012/20343	PDL	10	10	10	Based on submitted but as yet undetermined planning application.		10				10	Commencement and completion early in the short-term based on trends of this form of development in this immediate locality.
2491	9 Winmarleigh Street	9 Winmarleigh Street, WA1 1NB	Bewsey & Whitecross	No	n/a	PDL	6	6	6	Based on replicating the approved development at the neighbouring and adjoining number 11.			6		6	6	Commencement and completion early in the short-term based on trends of this form of development in this immediate locality.
1539	Land at 1 Delenty Drive	Delenty Drive, Birchwood	Birchwood	Yes	2011/18822	PDL	6	5	5	Based on approved planning application. Loss yet to occur so net capacity is 5.		5			5	5	Commencement and completion early in the 0-5 year period.
2014	YMCA, Hamnett Court, Birchwood	Ainscough Road, Birchwood, WA3 7PL	Birchwood	No	n/a	PDL	70	70	70	Based on pre-app discussions regarding the forthcoming submission of a certificate of lawfulness regarding the conversion of the building.		23	24	24	70	70	Commencement and completion in the deliverable 0-5 year period. Phased completion owing to conversion relating to a number of separate as opposed to single building.

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



SHLAA Ref	Site Name	Site Address	Ward Name	Planning permission?	App. Reference	GF / PDL	Gross capacity?	Net capacity?	Residual Net capacity?	Capacity Comments	Predicted comp. 2012/13	Predicted comp. 2013/14	Predicted comp. 2014/15	Predicted comp. 2015/16	Predicted comp. 2016/17	Deliverable Supply (2012-2017)	Forecast Source / Comments
2453	Former Hermit Inn Public House	Golborne Road, WA2 8SP	Burtonwood & Winwick	No	2012/20808	PDL	13	13	13	Based on submitted but as yet undetermined planning application.					13	13	Commencement and completion in the late deliverable 0-5 year period.
1652	Land to the rear of 8 Hob Hey Lane	Accessed off Radcliffe Avenue	Culcheth, Glazebury & Croft	Yes	2011/18952	PDL	1	1	1	Based on development of a single dwelling as per approved planning application.		1				1	Completion likely in the deliverable 0 - 5 year period.
1712	312 Warrington Rd, Glazebury	Warrington Road, Glazebury	Culcheth, Glazebury & Croft	No	n/a	PDL	10	9	9	Based on draft layout tabled during recent pre-application discussions.					9	9	Commencement and completion in the latter years of the 0 - 5 year period.
1792	Site of former HMS Gosling	Lady Lane, Croft	Culcheth, Glazebury & Croft	No	2012/20047	PDL	25	25	25	Based on approved planning application.			10	15		25	Completion likely in the deliverable 0 - 5 year period.
2030	Land between the Methodist Church and 280 Warrington Road	Glazebury, WA3 5LG	Culcheth, Glazebury & Croft	Yes	2008/13146	PDL	5	5	5	Based on approved planning application.	5					5	Completion anticipated within the next 12 months.
2033	Ovenback Farm	Winwick Lane, Croft, WA3 7EA	Culcheth, Glazebury & Croft	Yes	2008/13298	PDL	1	1	1	Loss occurred and recorded in 2011/12 so net capacity for forecasting is 1.	1					1	Completion anticipated within the next 12 months.
2162	Fourways	Twiss Green Lane / Common Lane, Culcheth	Culcheth, Glazebury & Croft	No	2012/20127	PDL	1	1	1	Based on approved planning application.		1				1	Commencement and completion within 0.5 year period.
2163	Oakdene Nursing Home	Off Twiss Green Lane, Culcheth	Culcheth, Glazebury & Croft	No	n/a	PDL	15	15	15	Cautious estimate derived from replicating adjacent built form.			5	10		15	Commencement and completion within 0-5 year period but allowing 24 month lead in time for site disposal, acquisition, planning and commencement.
2312	Highcroft Barn	Lady Lane, Croft, Warrington, WA3 7AZ	Culcheth, Glazebury & Croft	Yes	2011/18310	PDL	1	1	1	Based on capacity of approved planning application.	1					1	Completion anticipated within the next 12 months.
2323	466 Warrington Road	Warrington, WA3 5QX	Culcheth, Glazebury & Croft	Yes	2011/18840	PDL	4	4	4	Based on capacity of approved planning application.		4				4	Completion likely early in the deliverable 0 - 5 year period.
1092	Farrell Street South	Farrell Street South	Fairfield & Howley	Yes	2009/15420 and	PDL	372	372	338	Based on approved planning application.	60	60	40	40	40	240	Reflective of existing high activity levels on site, believed to be partly driven by public sector funding initiatives. A more normal delivery rate has been assumed for latter years.
1709	Planned employment element of Carrington Park	Marsh House Lane	Fairfield & Howley	No	2012/21007	PDL	108	108	108	Based on layout associated with pending application for housing on the site (2012/21007).		54				108	Funding is already in place to deliver this 100% affordable housing scheme with conditions attached to this funding likely to accelerate delivery in the same way it has on other similar sites within the Borough.

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

SHLAA Ref	Site Name	Site Address	Ward Name	Planning permission?	App. Reference	GF / PDL	Gross capacity?	Net capacity?	Residual Net capacity?	Capacity Comments	Predicted comp. 2012/13	Predicted comp. 2013/14	Predicted comp. 2014/15	Predicted comp. 2015/16	Predicted comp. 2016/17	Deliverable Supply (2012 - 2017)	Forecast Source / Comments
1877	Rear of the Highway Man	Manchester Road, WA1 3NJ	Fairfield & Howley	Yes	2011/18130	PDL	12	12	12	Based on approved planning application.		12				12	Delivery of two adjoining apartment blocks (6 apartments in each) (100% affordable) in the short-term.
2150	Land at Farrell Street & Howley Lane Junction.	Land at Farrell Street & Howley Lane Junction.	Fairfield & Howley	Yes	2011/18876	GF	23	23	23	Based on approved planning application.	23					23	Commencement and completion likely in the deliverable 0 - 5 year period. Conditions attached to funding require delivery prior to 2015.
2253	137 Padgate Lane, Warrington, WA1 3SF	137 Padgate Lane, Warrington, WA1 3SF	Fairfield & Howley	Yes	2010/16859	PDL	1	1	1	Based on approved planning application.	1					1	Commencement and completion likely in the deliverable 0 - 5 year period.
1328	Land at Deans Lane	Thelwall Warrington WA4 2TN	Grappenhall & Thelwall	Yes	2006/09242	PDL	10	10	5	Based on approved planning application.	5					5	Based on direct and recent discussions with developer.
1510	Bridge House and Barns	Stockport Road, Thelwall, WA4 2SZ	Grappenhall & Thelwall	Yes	2011/18911	GF	3	3	3	Based on approved planning application.			3			3	Commencement and completion of conversion within 0-5 year period.
2492	Bridge House and Barns Curtilage	Stockport Road, Thelwall, WA4 2SZ	Grappenhall & Thelwall	No	n/a	GF	4	4	4	Based on submitted but as yet undetermined planning application (2012/20408).				4		4	Commencement and completion of conversion within 0-5 year period on assumption planning permission will be forthcoming.
1793	74 Knutsford Road	74 Knutsford Road	Grappenhall & Thelwall	No	2012/19882	GF	4	4	4	Based on submitted but as yet undetermined planning application.		4				4	Commencement and completion likely in the short-term. Loss has already occurred and has been recorded as such so net capacity for future forecasting is 4.
1690	Massey Hill School	Halfacre Lane, Thelwall	Grappenhall & Thelwall	Yes	2011/17594	PDL	1	1	1	Based on approved planning application. Loss recorded in current year (11/12) so net capacity for forecast purposes is 1.	1					1	Commencement and completion likely in the deliverable 0 - 5 year period.
948	32 Mill Ave	Great Sankey, Warrington	Great Sankey North	Yes	2007/11209 and 2010/16640	GF	1	1	1	Based on approved planning application.	1					1	Commencement and completion likely in the deliverable 0 - 5 year period.
1412	Land At Dawson House,	Liverpool Road, Great Sankey, Warrington	Great Sankey North	Yes	2009/15525	PDL	145	145	145	Based on approved planning application.		15	30	30		105	Application of stakeholder agreed build rates.
1509	South Western corner of Penketh Business Park	Off Cleveleys Rd, penketh, Warrington	Great Sankey South	Yes	2010/17075	PDL	22	22	22	Based on approved planning application.				7	15	22	Commencement and completion of approved planning application in the short-term, 0-5 year period.
1887	Land at Chapel Brow Farm	Liverpool Road Great Sankey Warrington	Great Sankey South	Yes	2010/17374	GF	6	5	5	Based on approved planning application (1 dwelling) + application of 35 dph density across area of site excluded from the	1					5	Commencement and completion of approved planning application prior to remainder of the site, with both however expected in the short-term, 0-5 year period.

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



SHLAA Ref	Site Name	Site Address	Ward Name	Planning permission?	App. Reference	GF / PDL	Gross capacity?	Net capacity?	Residual Net capacity?	Capacity Comments	Predicted comp. 2012/13	Predicted comp. 2013/14	Predicted comp. 2014/15	Predicted comp. 2015/16	Predicted comp. 2016/17	Deliverable Supply (2012-2017)	Forecast Source / Comments
2173	Land adjacent 5 Brook Way	Land adjacent 5 Brook Way	Great Sankey South	No	n/a	PDL	1	1	1	Site could only accommodate maximum of one dwelling.	1				1	1	Commencement and completion in the latter 0-5 year period.
1261	Ford Farm	Eastford Road, Lower Walton, Warrington	Halton, Stretton & Walton	Yes	2003/01491	GF	16	16	16	Based on approved planning permission.					16	16	Commencement and completion anticipated in latter years of the 0-5 year period i.e. short term.
2208	New House Farm Cottages, Halton Lane, Halton, Warrington, WA4 4BZ	New House Farm Cottages, Halton Lane, Halton, Warrington, WA4 4BZ	Halton, Stretton & Walton	Yes	2010/15879	PDL	1	1	1	Based on approved planning application.	1					1	Completion anticipated within the next 12 months.
2332	Greenside Farm	Goose Lane, Halton, Warrington, WA4 5PA	Halton, Stretton & Walton	Yes	2011/19306	GF	1	1	1	Based on approved planning application.		1				1	Commencement and completion likely early in the deliverable 0 - 5 year period.
957	1 Dover Road	Latchford, Warrington	Latchford East	Yes	2011/17804	PDL	4	4	4	Based on approved planning application.		4				4	Commencement and completion likely early in the deliverable 0 - 5 year period.
1201	New World Ltd	New World House, Thelwall Lane, Warrington, WA4 1NL	Latchford East	Yes	2007/11944 and 2009/14707 and 2010/17050	PDL	426	426	219	Based on approved planning application.	40	40	30	30	30	170	Application of stakeholder agreed completions rates with higher rates in next two years to reflect recent funding secured which will accelerate delivery.
1424	Manor Lock	Junction Of Westy Lane / Grange Avenue, Warrington	Latchford East	Yes	2009/14932	PDL	18	18	18	Based on approved planning application.	18					18	Commencement and completion likely early in the deliverable 0 - 5 year period owing to funding having been secured to drive delivery.
1619	1 - 5 Kingsway South	1 - 5 Kingsway South	Latchford East	Yes	2009/15690	PDL	8	8	8	Based on approved planning application.					8	8	Commencement and completion likely towards the latter years of the deliverable 0 - 5 year period.
1864	Eagle Ottowa UK Ltd	Corner of Thelwall Lane and Nook Lane, Latchford, Warrington	Latchford East	Yes	2010/17091	PDL	92	92	92	Based on approved planning application.	92					92	The delivery of this site has been significantly accelerated owing to funding having been secured. As such it is likely that the site will be completed within its entirety by the end of 2012/13.
2168	24 Powell Street	24 Powell Street	Latchford East	No	2012/20582	PDL	4	4	4	Based on submitted but as yet undetermined planning application (2012/20582).			4			4	Commencement and completion midway through 0-5 year period.
2178	former Horizons Centre	Loushers Lane, Latchford	Latchford East	No	n/a	PDL	16	16	16	Based on application of 35 dph.				5	11	16	Commencement and completion within but towards the latter years of the 0-5 year period.

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

SHLAA Ref	Site Name	Site Address	Ward Name	Planning permission?	App. Reference	GF / PDL	Gross capacity?	Net capacity?	Residual Net capacity?	Capacity Comments	Predicted comp. 2012/13	Predicted comp. 2013/14	Predicted comp. 2014/15	Predicted comp. 2015/16	Predicted comp. 2016/17	Deliverable Supply (012 - 2017)	Forecast Source / Comments
2256	Beers Building Co- Retirement Community	Station Road, Latchford	Latchford East	Yes	2008/12578 and 2011/18363	PDL	38	38	38	Based on approved planning application.			38			38	Commencement and completion likely in the mid to late deliverable 0 - 5 year period with completions in a single year owing to approval being for a single apartment block.
2257	8, Reynolds Street, Warrington, WA4 1 PP	8, Reynolds Street, Warrington, WA4 1 PP	Latchford East	Yes	2011/17781	PDL	4	4	4	Based on approved planning application for two apartments on the ground floor. Two apartments are also to be delivered on the upper floors but through permitted development rights so consent for these was not necessary.	4					4	Commencement and completion likely in early years of the 0-5 year period.
1262	Land at Western end of Greenalls Avenue	Latchford, Warrington	Latchford West	Yes	2010/16177	PDL	45	45	45	Based on approved planning application but also taking into count the post 1st April 2012 approval (2012/19481) which has resulted in a net increase of 4 units in comparison to the originally approved scheme.	15	30				45	Application of stakeholder agreed completion rates with commencement and completion likely early in the deliverable 0 - 5 year period.
1411	Former timber planning mill off Chester Road, And. Cranborne Avenue Warrington	Lower Walton And Land To Immediate South Of, Landseer Avenue And, Cranborne Avenue Warrington	Latchford West	Yes	2008/13785	PDL	257	257	168	Based on approved planning application (and subsequent July 12 amendment to increase number of units to 257)	30	30	30	30		150	Application of stakeholder agreed completion rates. Return to normal build levels assumed following abnormal level in 2010/11 which owed to kick-start funding.
1440	G & J Greenalls Site	South Of Loushers Lane	Latchford West	Yes	2010/17151	PDL	125	125	110	Based on approved planning application.	30	30	30	20		110	Application of stakeholder agreed completion rates with commencement in the deliverable 0 - 5 year period.
1441	G & J Greenalls Site	South Of Loushers Lane	Latchford West	Yes	2007/12098 and 2011/17779	PDL	6	6	6	Based on approved planning application.		6				6	Commencement and completion likely early in the deliverable 0 - 5 year period.
2275	China Lane	Off Wilderspool Causeway	Latchford West	No	2011/18845	PDL	14	14	14	Based on approved planning application.				14		14	Commencement and completion likely in the deliverable 0 - 5 year period.
2489	100 Wilderspool Causeway	100 Wilderspool Causeway, WA4 6PU	Latchford West	No	2012/19517	PDL	4	4	4	Based on approved planning application.		4				4	Commencement and completion likely early in the deliverable 0 - 5 year period.
538	Land off Sandy Lane	Oughtington, Lymm	Lymm	Yes	2007/10789	PDL	14	14	10	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 with the owners reporting development will not recommence until market conditions improved.

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



SHLAA Ref	Site Name	Site Address	Ward Name	Planning permission?	App. Reference	GF / PDL	Gross capacity?	Net capacity?	Residual Net capacity?	Capacity Comments	Predicted comp. 2012/13	Predicted comp. 2013/14	Predicted comp. 2014/15	Predicted comp. 2015/16	Predicted comp. 2016/17	Deliverable Supply (2012-2017)	Forecast Source / Comments
1050	Lymm Service Station	114 Booths Hill Road, Lymm, Warrington	Lymm	Yes	2011/18694	PDL	6	6	6	Based on approved planning application.			6			6	Commencement and completion likely in the deliverable 0 - 5 year period.
1055	Methodist Church, Sandy Lane	Lymm Warrington	Lymm	Yes	2004/03300	PDL	21	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 with the owners reporting development will not recommence until market conditions improved.
1058	Former Sewage Works	Sewage Works off, Reddish Lane, Lymm	Lymm	Yes	2010/16501	GF	1	1	1	Based on approved planning application.						1	Commencement and completion likely in the deliverable 0 - 5 year period.
1154	29 Church Road	Lymm Warrington	Lymm	Yes	2004/04133	PDL	1	1	1	Based on approved planning application.	1					1	Completion likely in the next 12 months.
1219	25 Eagle Brow	Lymm, WA13 0NA	Lymm	Yes	2010/15934	GF	2	2	2	Based on approved planning application. Net capacity for forecasting is 2 as less recorded in current year (2011/12).	1	1				2	Commencement and completion likely in the deliverable 0 - 5 year period.
1415	Aston Berkeley Systems Ltd.	Berkeley House Whitbarrow Road Lymm WA139AR	Lymm	Yes	2007/11021 and 2010/16343	PDL	5	5	5	Based on approved planning application.			5			5	Commencement and completion likely in the deliverable 0 - 5 year period.
1579	Tennis Courts at Manor Close	Manor Close, Lymm	Lymm	No	n/a	PDL	3	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.
1722	Rushgreen Service Station	Rushgreen Road, Lymm	Lymm	No	2012/20199	PDL	13	13	13	Based on approved planning application.			13			13	Commencement and completion likely in the deliverable 0 - 5 year period.
1814	Land adj Farmers Arms	Rushgreen Rd / Sandy Lane, Lymm	Lymm	Yes	2011/18631	GF	10	10	10	Based on approved planning application.	5					10	Commencement and completion likely in the deliverable 0 - 5 year period.
2051	Land at Pool Bank Farm	Pool Lane, Lymm, WA13 9BJ	Lymm	Yes	2010/17497	PDL	7	7	7	Based on approved planning application.		7				7	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	Lymm	Yes	2009/14345	PDL	2	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	Lymm	Yes	2009/14923	GF	1	1	1	Based on approved planning application.		1				1	Commencement and completion likely in the deliverable 0 - 5 year period.

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

SHLAA Ref	Site Name	Site Address	Ward Name	Planning permission?	App. Reference	GF / PDL	Gross capacity?	Net capacity?	Residual Net capacity?	Capacity Comments	Predicted comp. 2012/13	Predicted comp. 2013/14	Predicted comp. 2014/15	Predicted comp. 2015/16	Predicted comp. 2016/17	Deliverable Supply (2012 - 2017)	Forecast Source / Comments
2229	Barn at 57 Cherry Lane, Lymm, Warrington, WA13 0NU	57 Cherry Lane, Lymm, Warrington, WA13 0NU	Lymm	Yes	2010/17367	GF	1	1	1	Based on approved planning application.		1			1	1	Commencement and completion likely in the deliverable 0 - 5 year period.
2230	16 Bridgewater Street, Lymm, Warrington, WA13 0AB	16 Bridgewater Street, Lymm, Warrington, WA13 0AB	Lymm	Yes	2010/17466	PDL	1	1	1	Based on approved planning application.	1				1	1	Commencement and completion likely in the short-term in the deliverable 0 - 5 year period.
2335	47, Mill Lane	Healey, Lymm, Warrington, WA13 9SG	Lymm	Yes	2012/19498	PDL	1	1	1	Based on approved planning application.		1			1	1	Commencement and completion likely in the deliverable 0 - 5 year period.
1245	The Corner House	98 Sandy Lane, Warrington, WA2 9HX	Orford	Yes	2009/15652	PDL	11	11	11	Based on approved planning application.				11		11	Commencement and completion likely towards the latter years of the deliverable 0 - 5 year period.
1851	Land at junction of Curraes Road / Winwick Road	Land at junction of Curraes Road / Winwick Road	Orford	No	2013/21128	GF	4	4	4	Based on submitted but as yet undetermined planning application.				4		4	Site yield not projected forward as development potential currently constrained.
1880	7 Hallfields Road	7 Hallfields Road	Orford	Yes	2010/16474	GF	3	3	3	Based on approved planning application. Loss already recorded (2010/11) so forecast capacity is 3.			3		3	3	Loss recorded in previous year so net capacity in forecasting terms is 3.
2141	54, Statham Avenue	54, Statham Avenue	Orford	Yes	2011/18106	PDL	8	8	8	Based on approved planning application.	8					8	Commencement and completion likely early in the deliverable 0 - 5 year period.
2307	48-52, Orford Lane, Warrington, WA2 7AF	48-52, Orford Lane, Warrington, WA2 7AF	Orford	Yes	2011/19273	PDL	3	2	2	Based on approved planning application. Loss yet to be recorded so residual net capacity is 2.		2			2	2	Commencement and completion likely in the early deliverable 0 - 5 year period given scheme is actively under construction.
1426	Land between 40 and 50 South Dale	Penketh, Warrington, WA5 2AD	Penketh & Cuerdley	Yes	2009/15554	PDL	4	4	2	Based on approved planning application.	2				2	2	Commencement and completion likely in the deliverable 0 - 5 year period.
2019	Brook House Farm,	39 Farnworth Road WARRINGTON Cheshire, WA5 2SE	Penketh & Cuerdley	Yes	2008/12871	PDL	1	1	1	Loss recorded in current year (11/12) so net capacity is 1.	1				1	1	Loss has been recorded and accounted for in current monitoring period (11/12) so for forecast purposes net capacity is 1.
2267	Former Penketh Court Site	Farnworth Road, Penketh	Penketh & Cuerdley	No	n/a	PDL	45	45	45	Based on indicative draft layouts tabled during 2011 which envisage high density scheme purpose built for the elderly.			45		45	45	Commencement and completion in the deliverable 0 - 5 year period with completions in a single year owing to a apartment nature of likely scheme.
2193	Houghton Hall	Greenwood Crescent	Poplars & Hulme	No	n/a	PDL	21	21	21	Based on indicative layouts produced as part of preliminary design work.				21		21	Commencement and completion likely in the deliverable 0.5 year period.

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



SHLAA Ref	Site Name	Site Address	Ward Name	Planning permission?	App. Reference	GF / PDL	Gross capacity?	Net capacity?	Residual Net capacity?	Capacity Comments	Predicted comp. 2012/13	Predicted comp. 2013/14	Predicted comp. 2014/15	Predicted comp. 2015/16	Predicted comp. 2016/17	Deliverable Supply (2012-2017)	Forecast Source / Comments
1643	Bruche former Police Training Centre	Off Greenway	Poulton South	No	2011/19313	PDL	220	220	220	Based on planning application 2011/19313			15	30	30	75	Application of stakeholder agreed completion rates.
1761	355 - 357 Padgate Lane	Padgate Lane, Padgate	Poulton South	No	2012/20570	PDL	1	1	1	Based on submitted planning application 2012/20570.	1					1	Commencement and completion likely in the short-term.
1513	Hollingreave Farm	Dam Lane, Rixton, WA3 6LE	Rixton & Woolston	No	n/a	PDL	6	5	5	Based on approved planning permission.	5					5	Commencement and completion likely in the short-term. Loss yet to occur so net forecast is 5 dwellings.
2165	Land off Riverside, Woolston	Land off Riverside, Woolston	Rixton & Woolston	No	2012/20626	GF	10	10	10	Based on planning application 2012/20626	10					10	Commencement and completion likely in the short-term.
2325	163a Glazebrook Lane	Warrington, WA3 5AZ	Rixton & Woolston	Yes	2011/18846	PDL	1	1	1	Based on approved planning application.	1					1	Commencement and completion likely early in the deliverable 0 - 5 year period.
2458	Site of William Tarr and Co. Ltd. Offices (Site 1)	Off Bridge Road, Woolston, WA1 4AT	Rixton & Woolston	No	2012/20815	PDL	24	24	24	Based on submitted but as yet determined planning application.				24		24	Commencement and completion anticipated in the latter years of the deliverable 0-5 year period.
1657	Heath Street lock up garages	Heath Street, Stockton Heath	Stockton Heath	No	2012/20910	PDL	1	1	1	Based on approved planning application 2012/20910	1					1	Commencement and completion likely early in the deliverable 0 - 5 year period.
2036	Land Bounded by Monticure Crescent, Brian Avenue & Chester Road, Stockton Heath, WARRINGTON, WA4 2SA	Stockton Heath, WARRINGTON, WA4 2SA	Stockton Heath	No	2008/13417 and 2011/18852 (extension to renew not yet determined)	PDL	51	51	51	Based on a previous approved planning application.			15	30	6	51	Commencement and completion likely in the deliverable 0 - 5 year period with application of stakeholder agreed completion rates.
2109	65 Whitefield Road, Stockton Heath, Warrington, WA4 6NA	65 Whitefield Road, Stockton Heath, Warrington, WA4 6NA	Stockton Heath	Yes	2009/14874	PDL	1	1	1	Based on approved planning application.	1					1	Completion likely within 12 months.
2164	Grappenhall Independent Methodist Church Hall	Barton Avenue	Stockton Heath	No	2012/20578	PDL	2	2	2	Based on approved planning application 2012/20578		2				2	Commencement and completion within early 0-5 year period.
2331	110, London Road	Stockton Heath, Warrington, WA4 6LE	Stockton Heath	Yes	2011/19247	PDL	2	1	1	Based on approved planning application. Loss yet to occur so net capacity for forecasting is 1.		1				1	Commencement and completion likely early in the deliverable 0 - 5 year period.
2334	3, Hunts Lane	Stockton Heath, Warrington, WA4 2DU	Stockton Heath	Yes	2012/19457	PDL	1	1	1	Based on approved planning application.	1					1	Completion likely within 12 months.
261	KW8 N Tournay Green	KW8 N Tournay Green	Westbrook	Yes	2010/16029	PDL	99	99	99	Based on approved planning application.		15	30		24	99	Application of stakeholder agreed completion rates with

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

SHLAA Ref	Site Name	Site Address	Ward Name	Planning permission?	App. Reference	GF / PDL	Gross capacity?	Net capacity?	Residual Net capacity?	Capacity Comments	Predicted comp. 2012/13	Predicted comp. 2013/14	Predicted comp. 2014/15	Predicted comp. 2015/16	Predicted comp. 2016/17	Deliverable Supply (2012 - 2017)	Forecast Source / Comments
4870	ChapelFord Urban Village, Whittle Hall (Remainder)	Off Whittle Avenue, Great Sankey	Whittle Hall	Yes	99/40635	PDL	275	275	275	Remaining capacity after reserved matters and completed phases have been subtracted from approved outline quantity (approx 2,200)	60	60	60	60	240	commencement early in the deliverable 0 - 5 year period.	
4878	Phase 8a - ChapelFord Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	Yes	2006/09429	PDL	123	123	22	Based on approved planning application.	22				22	Completion likely within 12 months.	
48791	Phase 9b - ChapelFord Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	Yes	2010/16888	PDL	57	57	12	Based on approved planning application.	12				12	Anticipated site will be completed in its entirety within 12 months.	
48710	Phase 10 - ChapelFord Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	Yes	2009/15685	PDL	89	89	30	Based on approved planning application.	30				30	Anticipated site will be completed in its entirety within 12 months.	
48711	Phase 11 - ChapelFord Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	Yes	2010/17227	PDL	51	51	18	Based on approved planning application.	18				18	Anticipated site will be completed in its entirety within 12 months.	
48712	Phase 12 - ChapelFord Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	Yes	2010/16997	PDL	68	68	57	Based on approved planning application.	30	27			57	Application of stakeholder agreed completion rates.	
48713	Phase 13a - ChapelFord Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	Yes	2011/19219	PDL	39	39	39	Based on approved planning application.	20	19			39	Anticipated site will be completed in its entirety within 24 months.	
487131	Phase 13b - ChapelFord Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	No	2012/20461	PDL	74	74	74	Based on indicative layout tabled during recent pre-application discussions.		15	30	29	74	Application of stakeholder agreed build rates assuming start on site from year 13/14 onwards.	
48714	Phase 14 - ChapelFord Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	No	2012/19555	PDL	34	34	34	Based on indicative layout tabled during recent pre-application discussions.	15	19			34	Application of stakeholder agreed build rates.	
48716	Phase 16a - ChapelFord Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	Yes	2010/16536	PDL	28	28	1	Based on submitted reserved matters application.	1				1	Anticipated site will be completed in its entirety within 12 months.	
487161	Phase 16b - ChapelFord Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	Yes	2011/18140	PDL	56	56	39	Based on approved planning application.	39				39	Anticipated site will be completed in its entirety within 12 months.	
48717	Phase 17 - ChapelFord Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	No	2012/19851	PDL	93	93	93	Based on indicative layout tabled during recent pre-application discussions.		33	24	24	93	Completion rates assume completion of one apartment block each monitoring year.	



SHLAA Ref	Site Name	Site Address	Ward Name	Planning permission?	App. Reference	GF / PDL	Gross capacity?	Net capacity?	Residual Net capacity?	Capacity Comments	Predicted comp. 2012/13	Predicted comp. 2013/14	Predicted comp. 2014/15	Predicted comp. 2015/16	Predicted comp. 2016/17	Deliverable Supply (2012 - 2017)	Forecast Source / Comments
48718	Phase 18 - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	Yes	2011/18702	PDL	38	38	38	Based on submitted reserved matters application.	38					38	Anticipated site will be completed in its entirety within 12 months.

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



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



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

SHLAA Ref	Site Name	Site Address	Ward Name	Planning permission?	App Ref.	GF / PDL	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments	Predicted comp. 2017/18	Predicted comp. 2018/19	Predicted comp. 2019/20	Predicted comp. 2020/21	Predicted comp. 2021/22	Developable Supply (2017 - 2022)	Forecast Source / Comments
1725	Land adjacent Magistrates Court	Winnamleigh Street	Bewsey & Whitecross	No	n/a	PDL	15	15	15	Based on the capacity of a previous proposal for 14 two bedroom and one single bedroom apartments (20/06/08530)	15				15	Commencement of development in the developable period (6-10) with completions in a single year owing to likely development of a single apartment block.	
1755	Garven Place Clinic	Legh Street	Bewsey & Whitecross	No	n/a	PDL	25	25	25	Based on approved proposals for similar sized infill development plots within the town centre.				25	25	Commencement in the developable 6-10 year period with completion of a single block envisaged towards the end of this period.	
1795	Holy Trinity Vicarage	Palmyra Square North	Bewsey & Whitecross	No	n/a	PDL	11	11	11	Based on most recent planning application (20/10/17215)		11			11	Commencement of development in the developable (6-10) period with completions in a single year owing to the nature of the development i.e. single apartment block.	
1844	Lock up garages south west of Wellfield Street	Off Wellfield Street	Bewsey & Whitecross	No	n/a	PDL	7	7	7	Based on indicative layout plan produced for the purposes of recent (2012) pre-application discussions.	7				7	Completion in the developable 6-10 year period on the assumption planning permission will be secured and lead in time encountered in years 0 - 5.	
2151	Garages at Kimberley Street	Kimberley Street, Whitecross	Bewsey & Whitecross	No	n/a	PDL	3	3	3	Continuation of built form recently approved on the north of the site.	3				3	Commencement and completion in the early in the developable 6 - 10 year period.	
2187	Bewsey Old School	Off Lockton Lane	Bewsey & Whitecross	No	n/a	PDL	24	24	24	Application of 30 dph density.	15	9			24	Application of stakeholder agreed completion rates with commencement and completion in the 6 - 10 year period, assuming lead in in the deliverable period.	
2465	Crosfield Street Petrol Filling Station	Crosfield Street, Warrington, WA1 1UD	Bewsey & Whitecross	No	n/a	PDL	19	19	19	Based on previously submitted planning application.		19			19	Commencement and completion in the developable 6-10 year period allowing 12 month lead in time. Completions in a single year owing to anticipated delivery of a single apartment block.	
2466	Warrington Central Trading Estate	Warrington Central Trading Estate, off Bewsey Road,	Bewsey & Whitecross	No	n/a	PDL	131	131	131	Based on application of 30 dph on assumption development would comprise of family housing.	15	30	30	30	131	Application of stakeholder agreed completion rates with commencement in the 6-10 year period.	
2473	Former TG Hughes Building	Sankey Street, Warrington	Bewsey & Whitecross	No	n/a	PDL	15	15	15	Conservative estimate assuming conversion of upper floors to residential with commercial/retail on ground floor and basement.				15	15	Commencement in mid developable (6-10 year) period with completion in a single year owing to conversion of a single building.	
2474	Site of former Andrew Harris furniture	Dial Street, Warrington	Bewsey & Whitecross	No	n/a	PDL	39	39	39	Mirrored the adjacent built form and nature of development.				13	26	39	Commencement in mid developable (6-10 year) period with completion of three equal blocks of apartments assumed.
2479	Former Manx Arms Public House	School Brow	Bewsey & Whitecross	No	n/a	PDL	3	3	3	Cautious estimate based on conversion of existing building without extending it.			3		3	Commencement and completion in mid developable (6-10 year).	

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

SHLAA Ref	Site Name	Site Address	Ward Name	Planning permission?	App Ref.	GF / PDL	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments	Predicted comp. 2017/18	Predicted comp. 2018/19	Predicted comp. 2019/20	Predicted comp. 2020/21	Predicted comp. 2021/22	Developable Supply (2017 - 2022)	Forecast Source / Comments	
2484	Town Hill North Side TCMP	Town Hill, Warrington	Bewsey & Whitecross	No	n/a	PDL	15	15	15	Cautious estimate assuming 4 storey development, with 3 residential floors (5 apartments on each) above one retail.					15	15	Commencement and completion in the developable 6 - 10 year period with completions in a single year owing to likely single block nature of proposal.	
1640	Land at Admirals Road, Birchwood	Land at Admirals Road, Birchwood	Birchwood	No	n/a	GF	57	57	57	Application of 40dph density across 80% of the site area, based on the assumption 20% would be retained as formal public open space.	15	30	12		57	57	Commencement and completion in the developable 6 - 10 year period with disposal and full planning permission likely to be secured in the late deliverable 0 - 5 year period.	
1760	Land at 3 Delenty Drive	Delenty Drive, Birchwood	Birchwood	No	n/a	PDL	7	7	7	Cautious estimate in response to recent refusal on grounds of overdevelopment of the site.	3	4			7	7	Commencement and completion in the developable 6 - 10 year period with disposal and full planning permission likely to be secured in the late deliverable 0 - 5 year period.	
2188	Delenty Drive Police Station	Delenty Drive, Birchwood	Birchwood	No	n/a	PDL	8	8	8	Based on indicative site design.	4	4			8	8	Commencement and completion in developable 6 - 10 year period allowing 12 months lead in time.	
1512	Land adjacent 90 Fairclough Street	Land adjacent 90 Fairclough Street, Birchwood, WA5 4HJ	Birchwood & Winwick	No	n/a	PDL	2	2	2	Based on layout associated with previous application which would maintain the existing street build line.	2				2	2	Commencement and completion in developable 6 - 10 year period.	
1810	Greenlea House	Delph Lane, Winwick	Birchwood & Winwick	No	n/a	GF	1	1	1	Based on conversion of barn / stable into single dwelling.	1				1	1	Commencement and completion early in the developable 6 - 10 year period.	
2454	Garden of 17 Golborne Road, Winwick	17 Golborne Road, Winwick, WA2 8ST	Birchwood & Winwick	No	n/a	GF	3	3	3	Based on pre-application discussions.	3				3	3	Commencement and completion early in the developable 6 - 10 year period.	
2456	Whispers, Green Lane	Whispers, Green Lane, Winwick, WA2 8SE	Birchwood & Winwick	No	n/a	GF	2	2	2	Cautious estimate to afford flexibility in design terms, owing to TPOs.	2				2	2	Commencement and completion early in the developable 6 - 10 year period.	
1507	Land between 53 and 67 Hob Hey Lane	Hob Hey Lane	Culcheth, Glazebury & Croft	No	n/a	GF	7	7	7	Based on a layout associated with a previous planning application (A03/46754).	7				7	7	Commencement and completion early in the developable 6 - 10 year period.	
1737	Land Between Public House and 3 Church Lane - Culcheth	Church Lane, Culcheth	Culcheth, Glazebury & Croft	No	n/a	PDL	8	8	8	Application of 30 dph density.			8		8	8	Commencement and completion assumed in the mid developable 6 - 10 year period.	
2260	Land at junction of Glebeland / Lansdowne	Land at junction of Glebeland / Lansdowne	Culcheth, Glazebury & Croft	No	n/a	PDL	1	1	1	Plot is quite restricted owing to existing build lines which would have to be respected. Likely only 1 moderate dwelling, possibly small bungalow, could be accommodated.		1				1	1	Commencement and completion in the deliverable 6 - 10 year period with 12 month lead in to facilitate closure and disposal.
2272	Land adjacent 49 Brookfield Road	49 Brookfield Road, Culcheth	Culcheth, Glazebury & Croft	No	n/a	GF	1	1	1	Evidently a single dwelling development plot.		1				1	1	Commencement and completion in the developable 6 - 10 year period allowing a 12 month lead in.
1092	Farnell Street South	Farnell Street South	Fairfield & Howley	Yes	2009/15420 and	PDL	372	372	338	Based on approved planning application.	40	40	18			98	98	Reflective of existing high activity levels on site, believed to be partly driven by public sector funding

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



SHLAA Ref	Site Name	Site Address	Ward Name	Planning permission?	App Ref.	GF / PDL	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments	Predicted comp. 2017/18	Predicted comp. 2018/19	Predicted comp. 2019/20	Predicted comp. 2020/21	Predicted comp. 2021/22	Developable Supply (2017 - 2022)	Forecast Source / Comments
1265	Land to the rear of 182 Manchester Road	Warrington	Fairfield & Howley	No	2006/09507	PDL	3	3	3	Based on indicative layout tabled during pre-application discussions for 3 houses.	3				3	Commencement and completion anticipated in the developable 6 - 10 year period.	Initiatives. A more normal delivery rate has been assumed for latter years.
1711	Front of APW Thomas Locker Site	Church Street	Fairfield & Howley	Yes	2007/11612	PDL	17	17	17	Based on approved planning application.	17				17	Commencement and completion of the site anticipated in the developable 6 - 10 year period with completions likely in a single year owing to apartment block nature of development.	
1846	Norris Street Church	Norris Street, Warrington	Fairfield & Howley	No	n/a	GF / PDL	7	7	7	Application of 40 dph density.	7				7	Commencement and completion in the developable 6 - 10 year period allowing 12 month lead in.	
1813	Barondale Grange	Stockport Road	Grappenhall & Thelwall	No	n/a	PDL	5	4	4	Based on sub division of existing dwelling into four apartments and the conversion of the outbuilding to a single dwelling.		4			4	Commencement and completion likely towards the latter years of the developable 6-10 year period.	
2158	Curtlage of 5 Victoria Avenue, Grappenhall	5 Victoria Avenue, Grappenhall	Grappenhall & Thelwall	No	n/a	GF	1	1	1	Based on delivery of a single dwelling.	1				1	Commencement and completion anticipated early in 6-10 year period.	
2470	The Old Rebovy Nursing Home	Church Lane, Grappenhall, W44 3EP	Grappenhall & Thelwall	No	n/a	PDL	8	8	8	Application of 30 dph density across 50% of the site. Existing build line and TPOs within and around the perimeter of the site considered to restrict the developable area.	8				8	Commencement and completion anticipated early in the developable 6-10 year period.	
1412	Land At Dawson House,	Liverpool Road, Great Sankey, Warrington	Great Sankey North	Yes	2009/15525	PDL	145	145	145	Based on approved planning application.	30	10			40	Application of stakeholder agreed build rates.	
2128	Front of Former Hewden Tool Hire, Laburnum Lane	Junction of Laburnum Lane / Liverpool Road	Great Sankey North	No	n/a	PDL	5	5	5	Based on application of 30 dph density.		5			5	Commencement and completion of the site anticipated early in the developable 6 - 10 year period and allowing 12 month lead in period.	
2176	Sycamore Lane Community Primary School	Sycamore Lane,	Great Sankey South	No	n/a	GF / PDL	69	69	69	Based on application of 30 dph.	30	30	9		69	Commencement and completion within the 6 - 10 year period with lead in time envisaged in the deliverable 0 - 5 year period.	
1517	Former Greenalls Nursery	Chester Road, Walton	Hutton, Stretton & Walton	No	n/a	GF	15	15	15	Based on previous planning application (2006/09704)			15		15	Commencement and completion in the developable 6-10 year period allowing generous lead in time.	
2262	Lock up garages off Bower Crescent	Bower Crescent, Stretton	Hutton, Stretton & Walton	No	n/a	PDL	1	1	1	Cautious estimate assuming single dwelling.	1				1	Commencement and completion in the deliverable 6 - 10 year period with 12 month lead in to facilitate disposal.	

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

SHLAA Ref	Site Name	Site Address	Ward Name	Planning permission?	App Ref.	GF / PDL	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments	Predicted comp. 2017/18	Predicted comp. 2018/19	Predicted comp. 2019/20	Predicted comp. 2020/21	Predicted comp. 2021/22	Developable Supply (2017 - 2022)	Forecast Source / Comments
1090	Beers Building Co	Station Road, Latchford	Latchford East	No	(previous consent) 2008/12523	PDL	60	60	60	Based on application of 40 dph - a revised density in comparison to the previous approval.	15	30	15		60	Commencement and completion likely in the early developable 6 - 10 year period.	
1091	Manchester Ship Canal	Mineral Railway, Thelwall Lane, Latchford	Latchford East	Yes	2006/08928	PDL	122	122	24	Based on approved planning application.	24				24	Completion of site likely in the developable 6 - 10 year period.	
1178	Cardinal Newman High School	Bridgewater Avenue, Latchford East	Latchford East	Yes	2007/12025 and 2010/17569	PDL	110	110	110	Based on approved planning application.	15	30	30	35	110	Commencement and completion of the site anticipated in the developable 6 - 10 year period. Planning permission in place so no lead in period considered necessary. Application of stakeholder agreed build rates.	
1201	New World Ltd	New World House, Thelwall Lane, Warrington, WA4 1NL	Latchford East	Yes	2007/11944 and 2009/14707 and 2010/17050	PDL	426	426	219	Based on approved planning application.	30	19			49	Application of stakeholder agreed completions rates with higher rates in next two years to reflect recent funding secured which will accelerate delivery.	
2129	Land off Knutsford Road / Blackbear Bridge	Land off Knutsford Road/ Blackbear Bridge	Latchford East	No	n/a	PDL	37	37	37	Based on previously approved (subject to S106) application - 200607/576.		15	22		37	Commencement and completion midway through 6-10 year period.	
2274	Latchford Car and Van Sales	741 Knutsford Road, Latchford	Latchford East	No	n/a	PDL	6	6	6	Cautious estimate based on apartment development above a retail unit.		6			6	Commencement and completion likely in the developable 6 - 10 year period.	
2283	Land to the rear of 96 - 100 Lousiers Lane	Land to the rear of 96 - 100 Lousiers Lane, Latchford	Latchford East	No	n/a	PDL	1	1	1	Cautious estimate assuming development of a single dwelling.		1			1	Commencement and completion in the deliverable 6 - 10 year period with 12 month lead in to facilitate disposal.	
1104	Springbank Service Station	186-188 Chester Road, Warrington	Latchford West	No	(previous consent) 2007/10423	PDL	3	3	3	Cautious estimate replicating existing built form.	3				3	Commencement and completion likely in the developable 6 - 10 year period.	
1411	Former timber planning mill off Chester Road,	Lower Walton And Land To Immediate South Of Landseer Avenue, Cranborne Avenue, Warrington	Latchford West	Yes	2008/13785	PDL	257	257	168	Based on approved planning application (and subsequent July 12 amendment to increase number of units to 257)	18				18	Application of stakeholder agreed completion rates. Return to normal build levels assumed following abnormal level in 2010/11 which owed to kick-start funding.	
2182	PDC Irwell Road	Off Irwell Road,	Latchford West	No	n/a	GF / PDL	40	40	40	Based on application of 35 dph across 50% (1.14Ha) of the site. Assumed remaining 50% would be retained as formal public open space.			15	25	40	Commencement and completion in the developable 6-10 year period.	
1515	Land north of 67 Mill Lane, Lymm	Land north of 67 Mill Lane, Lymm	Lymm	No	n/a	GF	2	2	2	Based on development of one pair of semi detached houses - continuation of existing built form.	2				2	Commencement and completion early in the developable 6 - 10 year period.	
2131	Outbuilding at 20 Brookfield Road, Lymm	20 Brookfield Road, Lymm	Lymm	No	n/a	GF	1	1	1	Based on conversion of outbuilding into a single dwelling.	1				1	Commencement and completion likely early in the deliverable 6 - 10 year period.	

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



SHLAA Ref	Site Name	Site Address	Ward Name	Planning permission?	App Ref.	GF / PDL	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments	Predicted comp. 2017/18	Predicted comp. 2018/19	Predicted comp. 2019/20	Predicted comp. 2020/21	Predicted comp. 2021/22	Developable Supply (2017 - 2022)	Forecast Source / Comments
2139	20 Bridgewater Street, Lymm	20 Bridgewater Street, Lymm	Lymm	No	n/a	PDL	3	3	3	Based on mixed use proposal put forward by the landowner.	3				3	Commencement and completion early in the developable 6 - 10 year period.	
2179	Land off Hardy Road	Land off Hardy Road, Lymm	Lymm	No	n/a	GF	43	43	43	Application of 30 dph across 75% of the site. Cautious estimate to reflect some of the site being retained for formal public open space.	15	28			43	Commencement and completion in the developable 6 - 10 year period allowing 12 month lead in time.	
2190	Lymm Youth Club	Boat Stage, off Bridge Water Street, Lymm	Lymm	No	n/a	PDL	6	6	6	Based on mixed use proposal similar to other developments of this nature which have been successfully developed in the locality.		6			6	Commencement and completion in the developable 6 - 10 year period allowing 24 month lead in period to facilitate closure, disposal and planning.	
2451	Former Railway Public House	Mill Lane, Lymm	Lymm	No	n/a	PDL	4	4	4	Based on continuation of existing build line and surrounding built form consisting of a row of semi detached houses.	4				4	Commencement and completion likely in the developable 6 - 10 year period.	
1706	The Avoiding Line North of Ryfields Village	North of Ryfields Village	Orford	No	n/a	PDL	30	30	30	Based on construction of 30 two bedroom bungalows as proposed by previous application 2008/12912		30			30	Commencement in the developable 6-10 year period allowing 12 month lead in and assuming completions in a single year owing to nature of scheme (RP driven).	
1881	Land between 49 - 51 Orford Green	Land between 49 - 51 Orford Green	Orford	No	n/a	GF	2	2	2	Based on development of one pair of semi detached houses.		2			2	Commencement and completion likely in the developable 6 - 10 year period.	
2145	St. Margarets Infant Block	Sandy lane, Warrington	Orford	No	n/a	PDL	17	17	17	Application of 35 dph density.		17			17	Application of stakeholder agreed completion rates with commencement in the developable 6 - 10 year period, allowing 12 months lead in time.	
1443	(Rear plot), 169, Warrington Road	(Rear plot), 169, Warrington Road	Penketh & Cuardley	No	2008/12171	PDL	2	2	2	Based on previously approved planning application.	2				2	Commencement and completion likely early in the developable 6 - 10 year period.	
1862	Land at 120 Heath Road	120 Heath Road, Penketh, WA5 2DB	Penketh & Cuardley	No	n/a	GF	9	9	9	Application of 30 dph density.		9			9	Commencement and completion in the developable 6 - 10 year period.	
1647	Land off Mill Lane, Houghton Green	Land off Mill Lane, Houghton Green	Poplars & Hulme	No	n/a	GF	18	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.			18		18	Commencement and completion in the developable 6 - 10 year period, in the latter years.	
2278	Lock up garages off Gisedale Avenue	Off Gisedale Avenue	Poplars & Hulme	No	n/a	PDL	2	2	2	Cautious estimate given privacy / separation standard concerns.					2	Commencement and completion in the developable 6 - 10 year period.	
1643	Bruche former Police Training Centre	Off Greenway	Poulton South	No	2011/19313	PDL	220	220	220	Based on planning application 2011/19313	30	30	30	30	145	Application of stakeholder agreed completion rates.	

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

SHLAA Ref	Site Name	Site Address	Ward Name	Planning permission?	App Ref.	GF / PDL	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments	Predicted comp. 2017/18	Predicted comp. 2018/19	Predicted comp. 2019/20	Predicted comp. 2020/21	Predicted comp. 2021/22	Developable Supply (2017 - 2022)	Forecast Source / Comments
2459	Site of William Tarr and Co. Ltd. Offices (Site 2)	Off Bridge Road, Woolston, WA1 4AT	Rixton & Woolston	No	n/a	PDL	6	6	6	Based on continuation of existing build line and surrounding built form consisting of a row of semi detached houses.		6			6	Commencement and completion anticipated early in the developable 6 - 10 year period.	
1775	Thorn Marine	164a London Road, Stockton Heath, WA4 6LE	Stockton Heath	No	n/a	PDL	5	5	5	capacity put forward by the landowner based on preliminary design work.				5	5	Commencement and completion likely in the developable 6 - 10 year period.	
1855	Land off Hollow Drive	Hollow Drive, Stockton Heath	Stockton Heath	No	n/a	PDL	6	6	6	Continuation of Hollow Drive builtform with 2 pairs of semis on the south and one pair on the north.	6				6	Commencement and completion likely in the developable 6 - 10 year period.	
1889	Land adjacent 70 Ackers Road	Ackers Road, Stockton Heath	Stockton Heath	No	n/a	GF	4	4	4	Application of 30 dph density.	4				4	Commencement and completion in the developable 6 - 10 year period.	
2132	Land at 88 Grappenhall Road	88 Grappenhall Road, Stockton Heath	Stockton Heath	No	n/a	GF	1	1	1	Based on infill development for a single dwelling.			1		1	Commencement and completion in the developable 6 - 10 year period.	
1825	Gemini 16	Carina Park, Westbrook	Westbrook	No	n/a	GF	220	220	220	Based on application of 30 dph which aligns with preliminary design work for the site.	15	30	30	30	135	Commencement in the deliverable 6-10 year period with application of stakeholder agreed build rates.	
1842	Bevesey Old Hall	Bevesey Farm Close, Warrington	Whittle Hall	Yes	2007/10550 and APP/10655/A/08/2082759/NW/F	GF / PDL	55	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.
1843	Remainder of Whittle Hall 16	Off Stockdale Court Crescent	Whittle Hall	No	n/a	PDL	7	7	7	Application of 30 dph density.	7				7	Commencement and completion likely in the developable 6 - 10 year period.	
4870	Chapelford Urban Village, Whittle Hall (Remainder)	Off Whittle Avenue, Great Sankey	Whittle Hall	Yes	99/40635	PDL	275	275	275	Remaining capacity after reserved matters and completed phases have been subtracted from approved outline quantity (approx 2,200)	35				35	Application of stakeholder agreed completion rates which assume continuation of multiple developers on site.	

Table Schedule 10 'Sites contributing to a Developable 6-10 Year Supply'

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



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

SHLAA Ref	Site Name	Site Address	Ward Name	Planning Permission?	Application Reference	GF/ PDL	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments	Predicted comp. 2022/23	Predicted comp. 2023/24	Predicted comp. 2024/25	Predicted comp. 2025/26	Predicted comp. 2026/27	Developable Supply (2022 - 2027)	Forecast Source / Comments
1516	Land off Stretton Rd / Arley Rd, Appleton Thorn	Land off Stretton Rd / Arley Rd, Appleton Thorn	Appleton	No	n/a	GF	82	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.	15	30	30	7	82	Commencement in the deliverable 11 - 15 year period. Completion rates agreed with land owner / developer.	
2223	Land between 32 and 34 Hinton Crescent	Land between 32 and 34 Hinton Crescent	Appleton	No	n/a	GF	1	1	1	Cautious estimate assuming development of a single dwelling.	1				1	Commencement and completion likely in the developable 6 - 10 year period.	
1029	Land at John St/Winwick Street	Land at John St/Winwick Street, Warrington	Bewsey & Whitecross	No	2007/09937	PDL	42	42	42	Application of 50 dph density given town centre location.		15	27		42	Application of stakeholder agreed completion rates with commencement in the developable 10 - 15 year period and allowing 12 month lead in time.	
1401	Land at Winwick Street	Tanners Lane, Dallam Lane, Warrington	Bewsey & Whitecross	Yes	2005/07132 and 2010/16345	PDL	120	120	120	Application of 40 dph density and not the approved capacity which is now considered unrealistic.			40	40	120	Commencement in the developable 11 - 15 year period with completions in bulk owing to likely development of a number of individual apartment blocks.	
1653	Scotland Rd - Adjacent to south-western cockhedge bridge	Scotland Rd - Adjacent to south-western cockhedge bridge	Bewsey & Whitecross	No	n/a	PDL	15	15	15	Assumed 3 upper floors of a 5-storey block on the				15	15	Commencement and completion towards the latter years of the	

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

SHLAA Ref	Site Name	Site Address	Ward Name	Planning Permission?	Application Reference	GF / PDL	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments	Predicted comp. 2022/23	Predicted comp. 2023/24	Predicted comp. 2024/25	Predicted comp. 2025/26	Predicted comp. 2026/27	Developable Supply (2022 - 2027)	Forecast Source / Comments
1721	St Albans Catholic Club	Bewsey Street, Warrington	Bewsey & Whitecross	No	n/a	PDL	35	35	35	Indicative layouts have previously shown 70 apartments. Cautious approach adopted which assumes a 50% reduction.	35	35			35	Commencement of development in the developable period with completions in a single year owing to likely development of a single apartment block.	
1729	Site of former temporary bus station offices	Land at corner of Winwick St / Crown St	Bewsey & Whitecross	No	n/a	GF	15	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	Bewsey & Whitecross	No	n/a	PDL	3	3	3	Continuation of existing built form to provide an additional 3 dwellings.	3	3			3	Commencement and completion in 11 - 15 year period.	
1733	Hall Motors Site	Folly Lane	Bewsey & Whitecross	No	n/a	PDL	34	34	34	Application of 40 dph density.	15	15	19		34	Application of stakeholder agreed completion rates with commencement in the developable 11 - 15 year period.	
1746	Site of former Kwik Save	Academy Way / Church Street, Warrington, WA1 2BJ	Bewsey & Whitecross	No	n/a	PDL	50	50	50	Based on indicative (and cautious) design-led approach drawing on comparisons of	35	35	15		50	Commencement within the developable 11 - 15 year period with completions occurring in a phased manner	

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



SHLAA Ref	Site Name	Site Address	Ward Name	Planning Permission?	Application Reference	GF / PDL	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments	Predicted comp. 2022/23	Predicted comp. 2023/24	Predicted comp. 2024/25	Predicted comp. 2025/26	Predicted comp. 2026/27	Developable Supply (2022 - 2027)	Forecast Source / Comments
1758	Land at junction of Wilson Patten Street / Winmarleigh Street	Wilson Patten Street / Winmarleigh Street	Bewsey & Whitecross	No	n/a	PDL	25	25	25	Based on indicative (and cautious) design-led approach drawing on comparisons of recently completed town centre developments.			25		25	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	Bewsey & Whitecross	No	n/a	PDL	7	7	7	Based on previous proposals.		7			7	Commencement of development in the developable period with completions in a single year owing to nature of the development.	
1802	Site of former Crossfields Theatre	Thewis Street, Warrington	Bewsey & Whitecross	No	n/a	PDL	33	33	33	Application of 40 dph density.			15	18	33	Application of stakeholder agreed completion rates with commencement in the latter years of developable 11 - 15 year period.	
1817	Bathroom & Tile Showroom	Parker St / Liverpool Rd	Bewsey & Whitecross	No	n/a	PDL	15	15	15	Based on approved proposals for similar sized infill development plots within the town centre.	15				15	Commencement and completion early in the 11-15 developable period with completions in a single year owing to likely development of a single apartment block.	

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

SHLAA Ref	Site Name	Site Address	Ward Name	Planning Permission?	Application Reference	GF / PDL	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments	Predicted comp. 2022/23	Predicted comp. 2023/24	Predicted comp. 2024/25	Predicted comp. 2025/26	Predicted comp. 2026/27	Developable Supply (2022 - 2027)	Forecast Source / Comments
1822	41 Froghall Lane	41 Froghall Lane	Bewsey & Whitecross	No	n/a	PDL	4	3	3	Based on previous planning application which proposed subdivision of existing property into 4 self contained apartments (2006/08903).	3				3	Commencement of development in the developable 11-15 year period.	
2199	Cotswold Road Community Centre	Cotswold Road	Bewsey & Whitecross	No	n/a	GF	3	3	3	Application of 30 dph density.	3				3	Commencement and completion in the early 11 - 15 year period.	
2463	Midland Way / Priestley Street Garage	Midland Way / Priestley Street Street Garage	Bewsey & Whitecross	No	n/a	PDL	25	25	25	Assuming the delivery of a single 3/4 storey apartment block (which the site is evidently best suited to).			25		25	Commencement and completion mid-late developable period (11-15). Completions in a single year owing to likely delivery of a single apartment block.	
2464	Crosfield Street ALDI	Crosfield Street, Warrington,	Bewsey & Whitecross	No	n/a	PDL	46	46	46	Application of 70 dph given Town Centre location and probability that site would be apartments potentially as part of a mixed use development proposal.			23	23	46	Commencement and completion mid-late developable period (11-15). Assumed delivery of two apartment blocks in successive years.	
2467	Rowlands Pharmacy and Splash and Dash Hand Car Wash	Tanners Lane, Dallam Lane, Warrington	Bewsey & Whitecross	No	n/a	PDL	25	25	25	Based on the delivery of a single 3/4 storey apartment block, mirroring similar schemes delivered elsewhere in			25		25	Commencement and completion in the mid-late 11 - 15 year period, allowing 12 months lead in, and assuming completions in a single year owing to assumed	

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



SHLAA Ref	Site Name	Site Address	Ward Name	Planning Permission?	Application Reference	GF / PDL	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments	Predicted comp. 2022/23	Predicted comp. 2023/24	Predicted comp. 2024/25	Predicted comp. 2025/26	Predicted comp. 2026/27	Developable Supply (2022 - 2027)	Forecast Source / Comments
2468	Warrington Car Wash and Car Sales	Winwick Street/Buckley Street, Warrington	Bewsey & Whitecross	No	n/a	PDL	15	15	15	Based on delivery of apartments, on a mixed use basis, mirroring similar already approved schemes in this locality and the wider Town Centre.			15		15	Commencement and completion in the mid-late 11 - 15 year period, allowing 12 months lead in, and assuming completions in a single year owing to assumed delivery of a single apartment block.	
2469	Portland Trade Park	Tanners Lane / Enwood Street, Warrington	Bewsey & Whitecross	No	n/a	PDL	29	29	29	Application of 50 dph owing to highly sustainable edge of Town Centre location.			15	14	29	Commencement and completion in the mid-late 11 - 15 year period, allowing 12 months lead in, and employing stakeholder agreed completion rates.	
2471	Pinners Brow Retail Park	Pinners Brow, Warrington	Bewsey & Whitecross	No	n/a	PDL	99	99	99	Application of 50 dph owing to highly sustainable edge of Town Centre location.		15	30	24	99	Commencement and completion in the 11 - 15 year period, allowing 12 months lead in, and employing stakeholder agreed completion rates.	
2472	Former Cabinet Works and Vicinity	Cairo Street / Barbauld Street, Warrington	Bewsey & Whitecross	No	n/a	PDL	15	15	15	Based on approved proposals for similar sized mixed use development plots within the town centre.	15				15	Commencement and completion in the 11 - 15 year period assuming lead in period within the preceding developable period. Completions in a single year owing to likely delivery of a	

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

SHLAA Ref	Site Name	Site Address	Ward Name	Planning Permission?	Application Reference	GF / PDL	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments	Predicted comp. 2022/23	Predicted comp. 2023/24	Predicted comp. 2024/25	Predicted comp. 2025/26	Predicted comp. 2026/27	Developable Supply (2022 - 2027)	Forecast Source / Comments
2475	Corner of Church Street / Victoria Street	Corner of Church Street / Victoria Street	Bewsey & Whitecross	No	n/a	PDL	15	15	15	Based on delivery of apartments, on a mixed use basis, mirroring similar already approved schemes in this locality and the wider Town Centre.	15				15	single block of apartments. Commencement and completion in the 11 - 15 year period assuming lead in period within the preceding developable period. Completions in a single year owing to likely delivery of a single block of apartments.	
2476	Orchard Street Works	Orchard Street	Bewsey & Whitecross	No	n/a	PDL	24	24	24	Based on delivery of apartments mirroring a similar form to the relatively recent and adjacent Cherry Court development.	24				24	Commencement in mid developable (11-15 year) period with completion in a single year owing to delivery of a single apartment block.	
2477	Crossley Street	Land at Crossley Street	Bewsey & Whitecross	No	n/a	PDL	33	33	33	Based on delivery of apartments mirroring a similar form to the relatively recent and nearby Dutton Court development.	33				33	Commencement in mid developable (11-15 year) period with completion in a single year owing to delivery of a single apartment block.	
2478	General Street Metal Works	General Street, Warrington	Bewsey & Whitecross	No	n/a	PDL	14	14	14	Application of 40 dph				14	14	Commencement in late developable (11-15 year) period with application of stakeholder agreed completion rates.	
2480	Former K&N works	Lythgoes Lane	Bewsey & Whitecross	No	n/a	PDL	38	38	38	Based on delivery of					38	Commencement in mid	

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



SHLAA Ref	Site Name	Site Address	Ward Name	Planning Permission?	Application Reference	GF / PDL	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments	Predicted comp. 2022/23	Predicted comp. 2023/24	Predicted comp. 2024/25	Predicted comp. 2025/26	Predicted comp. 2026/27	Developable Supply (2022 - 2027)	Forecast Source / Comments
2481	Pinner's Brow Retail Park	Pinner's Brow, Warrington	Bewsey & Whitecross	No	n/a	PDL	47	47	47	apartments mirroring a similar form to the relatively recent and adjacent Byers Court development. Based on application of 50 dph given central and highly sustainable location.	15	32	47			developable (11-15 year) period with completion in a single year owing to delivery of a single apartment block.	
2485	Town Hill South Side TCMP	Town Hill, Warrington	Bewsey & Whitecross	No	n/a	PDL	20	20	20	Cautious estimate assuming 3/4 storey development, with 3 residential floors above one retail.				20	20	Commencement and completion in the developable 11 - 15 year period.	
2486	Museum Street South CP TCMP	Museum Street, Warrington	Bewsey & Whitecross	No	n/a	PDL	21	21	21	Based on replicating the Bovis Court development which is in very close proximity and on a site of an almost identical size and shape.	21				21	Commencement and completion in the developable 11-15 year period, assuming lead in would occur in the 6-10 year period. Completions in a single year owing to anticipated delivery of a single apartment block.	
1607	The Old Rectory	Rectory Lane, Winwick	Burtonwood & Winwick	No	n/a	PDL	14	14	14	Application of 35 dph density across 50% of the site area (50% used to allow flexibility to retain existing mature					14	Commencement and completion in the early developable 11 - 15 year period.	

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

SHLAA Ref	Site Name	Site Address	Ward Name	Planning Permission?	Application Reference	GF / PDL	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments	Predicted comp. 2022/23	Predicted comp. 2023/24	Predicted comp. 2024/25	Predicted comp. 2025/26	Predicted comp. 2026/27	Developable Supply (2022 - 2027)	Forecast Source / Comments
1800	Land Adjacent to Rose Villa	Adjacent to Rose Villa, Penkford Lane, Collins Green	Burtonwood & Winwick	No	n/a	GF	6	6	6	planting and to ensure an attractive setting for the existing building). Based on the capacity of a previously approved development proposal in 2001.	6				6	Commencement and completion early within 11-15 year period.	
1588	Heath House, Kenyon Lane, Croft	Heath House, Kenyon Lane, Croft, WA3 7DU	Culcheth, Glazebury & Croft	No	n/a	GF	1	1	1	Based on development of a further single dwelling within the site.	1				1	Commencement and completion in the early developable 11 - 15 year period.	
1590	Tanners Farm	Twiss Green lane, Culcheth	Culcheth, Glazebury & Croft	No	n/a	GF	12	11	11	Application of 30 dph density.	11				11	Commencement and completion in the developable 11 - 15 year period assuming lead in will occur in preceding years.	
1739	Land opp Chat Moss PH	Warrington Road, Glazebury	Culcheth, Glazebury & Croft	No	n/a	GF	4	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	Commencement and completion early in the developable 11 - 15 year period.	
1740	Land between 284 - 302 Warrington Road	Warrington Road, Glazebury	Culcheth, Glazebury & Croft	No	n/a	GF	8	8	8	Application of 30 dph density.	8				8	Commencement and completion early in the developable 11 - 15 year period.	

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



SHLAA Ref	Site Name	Site Address	Ward Name	Planning Permission?	Application Reference	GF / PDL	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments	Predicted comp. 2022/23	Predicted comp. 2023/24	Predicted comp. 2024/25	Predicted comp. 2025/26	Predicted comp. 2026/27	Developable Supply (2022 - 2027)	Forecast Source / Comments
2245	Jackson Avenue Hall	Jackson Avenue Hall	Culcheth, Glazebury & Croft	No	n/a	PDL	2	2	2	Based on development of one pair of semi-detached houses.		2			2	Commencement and completion in the developable 11 - 15 year period with 12 month lead in to facilitate closure and disposal.	
1108	Edwards Cheshire	Navigation Street, Warrington	Fairfield & Howley	Yes	2007/10238	PDL	36	36	36	Based on indicative layout tabled during pre-application discussions regarding a site replan during 2010.	15	21			36	Assumes commencement in deliverable 11-15 year period and allows for 12 month lead in time, construction of 15 townhouses in single year and construction of 21 apartments in the subsequent and single year.	
1110	26 Salisbury Street	26 Salisbury Street, Warrington	Fairfield & Howley	No	2007/10265	GF	1	1	1	Based on previously approved planning application.	1				1	Commencement and completion likely in the developable 11-15 year period.	
1708	Worldwide Communications Ltd.	Percival Street, Warrington, WA1 2JE	Fairfield & Howley	No	n/a	PDL	2	2	2	Based on development of a pair of semi-detached dwellings as proposed by previous planning applications.	2				2	Commencement and completion early in the developable 11 - 15 year period.	
1710	Dalton Bank Council Depot	Manchester Road East	Fairfield & Howley	No	n/a	PDL	73	73	73	Application of 50 dph density given highly sustainable central location and proximity to town centre.		15	30	28	73	Application of stakeholder agreed completion rates with commencement in the developable 11 - 15 year period and allowing 12	

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

SHLAA Ref	Site Name	Site Address	Ward Name	Planning Permission?	Application Reference	GF / PDL	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments	Predicted comp. 2022/23	Predicted comp. 2023/24	Predicted comp. 2024/25	Predicted comp. 2025/26	Predicted comp. 2026/27	Developable Supply (2022 - 2027)	Forecast Source / Comments
1785	Car Wash SUDS	Church Lane, Warrington	Fairfield & Howley	No	n/a	PDL	12	12	12	Based on cautious estimate assuming apartment led development.	12					12	Commencement and completion early in the developable 11 - 15 year period.
1848	Lock up garages to the west of Quebec Road	West of Quebec Road, Warrington	Fairfield & Howley	No	n/a	PDL	2	2	2	Application of 40 dph density.	2					2	Commencement and completion early in the developable 11 - 15 year period.
1764	Curtilage of Claremont	Facing Westminster Close	Grappenhall & Thelwall	No	n/a	GF	2	2	2	Based on a layout associated with a previous planning application (2004/02257).	2					2	Commencement and completion early within the developable 11 - 15 year period.
1322	Brook Place	Knutsford Road, Warrington, WAA4 1PH	Latchford East	No	(Previous consent) 2006/06556	PDL	8	8	8	Based on previously approved planning application.	8					8	Commencement and completion anticipated in the early developable 11-15 year period.
1726	Land between Penny Ferry Pub & 227 Thelwall Lane	Thelwall Lane, Latchford	Latchford East	No	n/a	GF	1	1	1	Cautious estimate assuming single dwelling.	1					1	Delivery of single dwelling in the longer-term.
2192	Westy Hall Care Home	Marsden Avenue	Latchford East	No	n/a	PDL	20	20	20	Based on application of 35 dph density.	5	15				20	Commencement and completion anticipated early in the developable 11-15 year period.
1138	102/102a Wilderspool Causeway	102/102a Wilderspool Causeway	Latchford West	No	(previous consent) 2007/11460	PDL	4	4	4	Based on previous planning approval.	4					4	Commencement and completion anticipated early in the developable 11-15 year period.

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



SHLAA Ref	Site Name	Site Address	Ward Name	Planning Permission?	Application Reference	GF / PDL	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments	Predicted comp. 2022/23	Predicted comp. 2023/24	Predicted comp. 2024/25	Predicted comp. 2025/26	Predicted comp. 2026/27	Developable Supply (2022 - 2027)	Forecast Source / Comments
1719	Furnish with Flair Site	Wilderspool Causeway, Warrington	Latchford West	No	n/a	PDL	36	36	36	Based on continuation of previously successful nearby apartment development given similar land take up (Parkgate Court) - 2 x 18 apt. blocks.	36				36	Commencement and completion likely early in the developable 11 - 15 year period.	
1736	224 - 228 Wilderspool Causeway	224 - 228 Wilderspool Causeway	Latchford West	No	n/a	PDL	18	18	18	Continuation of adjacent apartment trend.	18				18	Commencement and completion likely in the developable 11 - 15 year period.	
1752	Wilderspool Stadium	Priority Street	Latchford West	No	n/a	PDL	76	76	76	Application of 40 dph density.		15	30	31	76	Application of stakeholder agreed completion rates with commencement in the developable 11 - 15 year period.	
1753	Land at the rear of St. James Court	Off Wilderspool Causeway	Latchford West	No	n/a	PDL	34	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.	
1720	MSBS Joinery Site	Star Lane, Lymm	Lymm	No	n/a	PDL	11	11	11	Application of 30 dph density.		11			11	Commencement assumed early in the developable 11 - 15 year period.	

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

SHLAA Ref	Site Name	Site Address	Ward Name	Planning Permission?	Application Reference	GF / PDL	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments	Predicted comp. 2022/23	Predicted comp. 2023/24	Predicted comp. 2024/25	Predicted comp. 2025/26	Predicted comp. 2026/27	Developable Supply (2022 - 2027)	Forecast Source / Comments
2265	Forster Street Gospel Church,	108 Forster Street, Orford, Warrington WA2 7AX	Orford	No	n/a	PDL	4	4	4	Cautious estimate assuming conversion of existing building.	4				4	Commencement and completion likely in the developable 11 -15 year period.	
2460	Boulting Electrical Systems	Chapel Road, Penketh, WA5 2PR	Penketh & Cuerdley	No	n/a	PDL	8	8	8	Based on continuation of existing build line and surrounding built form consisting of a row of semi detached houses.	8				8	Commencement and completion anticipated in the developable 11-15 year period.	
1854	Lock up garages to the rear of 73 - 83 Windermere Avenue	Rear of 73 - 83 Windermere Avenue	Poplars & Hulme	No	n/a	PDL	1	1	1	Assumed site would accommodate a single dwelling.	1				1	Commencement in the developable 11 - 15 year period.	
2191	Capesthorne Road Council Depot	Capesthorne Road	Poplars & Hulme	No	n/a	PDL	6	6	6	Continuation of adjacent built form.		6			6	Commencement and completion likely in the developable 11-15 year period.	
2206	Lock up garages off Capesthorne Road	Off Capesthorne Road	Poplars & Hulme	No	n/a	PDL	1	1	1	Unlikely that the site could accommodate more than a single dwelling.	1				1	Site yield not projected forward as development potential currently constrained.	
1803	Land to North of Birchwood Way	Land to North of Birchwood Way, Longbarn, Warrington	Poulton North	No	n/a	GF	91	91	91	Application of 35 dph density across 50% of the site area (cautious approach taken which excludes safeguarded land).		15	30	16	91	Application of stakeholder agreed completion rates with commencement in the developable 11 - 15 year period post a 12 month lead in.	
2159	Crab Lane House	Junction of Crab Lane,	Poulton North	No	n/a	GF	3	3	3	Based on creation of a	3				3	Commencement and completion	

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



SHLAA Ref	Site Name	Site Address	Ward Name	Planning Permission?	Application Reference	GF / PDL	Gross capacity?	Net capacity?	Residual net capacity?	Capacity Comments	Predicted comp. 2022/23	Predicted comp. 2023/24	Predicted comp. 2024/25	Predicted comp. 2025/26	Predicted comp. 2026/27	Developable Supply (2022 - 2027)	Forecast Source / Comments
		Stonehaven Drive								quadrant, cur-de-sactype development within the existing curtilage.							likely in the developable 11 - 15 year period.
1762	Site of Dog & Partridge	off Manchester Road	Poulton South	No	n/a	PDL	11	11	11	Application of 30 dph density across two thirds of the site (assumed one third will remain as open space).		11			11		Commencement and completion assumed in the longer term.
2189	Bridgewater House and Depot	Off Sandy Lane, Stockton Heath	Stockton Heath	No	n/a	PDL	13	13	13	Based on application of 30 dph density.					13		Commencement and completion likely in the developable 11 - 15 year period allowing 12 month lead in time.
1825	Gemini 16	Carina Park, Westbrook	Westbrook	No	n/a	GF	220	220	220	Based on application of 30 dph which aligns with preliminary design work for the site.		30	25		85		Commencement in the deliverable 6-10 year period with application of stakeholder agreed build rates.
1832	Whittle Hall Farm	Litfedale Road, Whittle Hall, Warrington	Whittle Hall	No	n/a	GF	8	8	8	Cautious estimate (2 conversions and 6 new build). Application of density would be inappropriate given need to retain existing buildings.					8		Commencement and completion likely in the developable 11 - 15 year period.

Table 30



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

Appendix Twelve - Schedule 12 'Completions within the Latest Monitoring Period (2011/12)'



Appendix Twelve - Schedule 12 'Completions within the Latest Monitoring Period (2011/12)'

SHLAA Ref	Site Name	Site Address	Ward	Site Area (Ha)	Application Reference	GF / PDL	Net capacity?	Number of completions to date?	Number of units under construction?	Number of units not yet started?	Previous completions	2011/12	Form of Completion
581	Brittannia Wire Works	Bewsey Road	Bewsey & Whitecross	8.00	2006/08950 plus series of subsequent amendments.	PDL	341	299	30	12	234	65	New Build
614	Land @ Longbutt Lane/Oughtrington Lane	Lymm, Warrington	Lymm	5.96	2004/04052	GF	214	214	0	0	207	7	New Build
1092	Fairrell Street South	Warrington, WA1 2WW	Fairfield & Howley	7.08	2009/15420	PDL	368	34	75	259	0	34	New Build
1114	Eagle Sports Club	Thomton Road, Warrington, WA5 2SZ	Great Sankey South	0.03	2004/02023	PDL	4	4	0	0	0	4	New Build
1201	New World Ltd	New World House, Thelwall Lane, Warrington, WA4 1NL	Latchford East	13.91	2007/11944 and 2009/14707 and 2010/17050	PDL	424	207	2	215	120	87	New Build
1211	Former Christadelphian Hall	Junction of Museum Street and Winmarleigh Street, Warrington	Bewsey & Whitecross	0.06	2005/06460	PDL	20	20	0	0	0	20	New Build
1235	Marsden Vanplan Ltd	Longshaw Street, Warrington, WA5 0DF	Bewsey & Whitecross	1.75	2006/08400	PDL	100	100	0	0	86	14	New Build
1328	Land at Deans Lane	Thelwall, Warrington, WA4 2TN	Grappenhall & Thelwall	1.04	2006/09242	PDL	10	5	4	1	0	5	New Build
1411	Former timber planing mill off Chester Road	Lower Walton And Land To Immediate South Of, Landseer Avenue And, Cranborne Avenue, Warrington	Latchford West	9.73	2008/13785	PDL	250	89	17	144	66	23	New Build
1426	Land between 40 and 50 South Dale	Penketh, Warrington, WA5 2AD	Penketh & Cuerdley	0.13	2009/15554	PDL	4	2	2	0	0	2	New Build
1439	Saxon Park East	Liverpool Road, WARRINGTON	Bewsey & Whitecross	2.4	2010/16581	PDL	75	75	0	0	19	56	New Build
1440	G & J Greenalls Site	South Of Loushers Lane, WARRINGTON	Latchford West	4.78	2010/17151	PDL	125	15	27	83	0	15	New Build
1451	Camtlever Gardens	Station Road, Warrington, WA4 2GU	Latchford East	0.20	2007/11860	PDL	14	14	0	0	2	12	New Build

Appendix Twelve - Schedule 12 'Completions within the Latest Monitoring Period (2011/12)'

SHLAA Ref	Site Name	Site Address	Ward	Site Area (Ha)	Application Reference	GF / PDL	Net capacity?	Number of completions to date?	Number of units under construction?	Number of units not yet started?	Previous completions	2011/12	Form of Completion
1601	Borrowdale Avenue / Carmel Avenue	Orford, Warrington, WA2 9HP	Poplars & Hulme	0.08	2010/15791	PDL	2	2	0	0	0	2	New Build
2005	106-112 Church Lane	Culcheth, WARRINGTON, WA3 5DJ	Culcheth, Glazebury & Croft	0.27	2010/15726	PDL	10	10	0	0	5	5	New Build
2012	120a Heath Lane	Croft, Warrington, WA3 7DS	Culcheth, Glazebury & Croft	0.28	2011/17896	PDL	1	1	0	0	0	1	New Build
2028	25 Bold Street	Warrington, WA1 1HQ	Bewsey & Whitecross	0.02	2008/13068	PDL	2	2	0	0	0	2	Change of Use
2117	11 Heath Lane	Warrington, WA3 7DH	Culcheth, Glazebury & Croft	0.23	2009/15699	PDL	0	1	0	0	0	1	New Build
2120	St Johns Church	Grantham Avenue, Warrington,	Fairfield & Howley	0.12	2009/15676	PDL	7	7	0	0	0	7	Change of Use
2148	Sealand Close	Fearnhead, Warrington, WA2 0US	Poulton North		2010/16435	PDL		10	0	0	0	10	New Build
2203	Booths Hill House	Booths Hill Close, Lymm, Warrington, WA13 0DW	Lymm	0.29	2010/16947	PDL	38	38	0	0	0	38	New Build
2205	125 Twiss Green Lane	Warrington, WA3 4HX	Culcheth, Glazebury & Croft	0.1	2010/16818	PDL	1	1	0	0	0	1	New Build
2207	Highfields Farm	Waterworks Lane, Warrington, WA2 8TB	Burtonwood & Winwick	0.69	2009/15643	GF	1	1	0	0	0	1	Change of Use
2209	64 - 70 London Road	Stockton Heath, Warrington, WA4 6HR	Stockton Heath	0.02	2010/16033	PDL	1	1	0	0	0	1	New Build
2211	Phillips Farm	Glaziers Lane, Warrington, WA3 4AH	Culcheth, Glazebury & Croft	0.38	2010/16118	GF	0	1	0	0	0	1	New Build
2213	128 Weaste Lane	Thelwall, Warrington, WA4 3JP	Grappenhall & Thelwall	0.1	2010/16446	PDL	0	1	0	0	0	1	New Build
2214	54 Warrington Road	Warrington, WA5 2JL	Penketh & Cuerdley	0.7	2010/16459	PDL	0	1	0	0	0	1	New Build
2220	Longridge	Hillside Road, Warrington, WA4 5PX	Appleton	0.32	2010/16553	PDL	0	1	0	0	0	1	New Build
2231	91 Hob Hey Lane	Warrington, WA3 4NS	Culcheth, Glazebury & Croft	0.05	2010/17504	PDL	1	1	0	0	0	1	New Build

Appendix Twelve - Schedule 12 'Completions within the Latest Monitoring Period (2011/12)'



SHLAA Ref	Site Name	Site Address	Ward	Site Area (Ha)	Application Reference	GF / PDL	Net capacity?	Number of completions to date?	Number of units under construction?	Number of units not yet started?	Previous completions	2011/12	Form of Completion
2232	33 Wilson Patten Street	Warrington, WA1 1PG	Bewsey & Whitecross	0.03	2011/17588	PDL	2	2	0	0	0	2	New Build
2254	56 Bewsey Street	Warrington, WA2 7JE	Bewsey & Whitecross	0.47	2011/17878	PDL	11	11	0	0	0	11	Conversion
2300	Oak Villa Equestrian Centre	Stage Lane, Lymm, Warrington, WA13 9JP	Lymm	0.19	2012/19340	GF	1	1	0	0	0	1	New Build
2302	30 Hillside Road	Warrington, WA4 5PZ	Appleton	0.70	2011/17896	PDL	1	1	0	0	0	1	New Build
2304	169 Padgate Lane	Warrington, WA1 3SW	Fairfield & Howley	0.11	2011/18058	PDL	1	1	0	0	0	1	Change of Use
2127	Former Ceratizit Offices	Cliff Lane Grappenhall, Warrington, Cheshire, WA4 3LD	Grappenhall & Thelwall	0.55	2011/18088	PDL	1	1	0	0	0	1	New Build
2306	Moss Farm	Glazebrook Lane, Warrington, WA3 5AY	Rixton & Woolston	3.25	2011/18089	GF	1	1	0	0	0	1	New Build
2311	Lions Den	Holcroft Lane, Warrington, WA3 5AE	Culcheth, Glazebury & Croft	0.20	2011/18264	GF	1	1	0	0	0	1	Change of Use
487.10	Phase 10a - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	0.52	2009/15685	PDL	89	59	18	12	45	14	New Build
487.11	Phase 11 - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	3.30	2010/17227	PDL	51	33	17	1	0	33	New Build
487.12	Phase 12 - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	1.90	2010/16997	PDL	68	11	25	32	0	11	New Build
487.16	Phase 16a - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	2.70	2010/16536	PDL	28	27	0	1	11	16	New Build
487.161	Phase 16b - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	2.37	2011/18140	PDL	56	17	25	14	0	17	New Build
487.8	Phase 8a - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	4.90	2006/09429	PDL	123	101	13	9	95	6	New Build
487.81	Phase 8b - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	4.90	2009/15685	PDL	71	71	0	0	32	39	New Build

Appendix Twelve - Schedule 12 'Completions within the Latest Monitoring Period (2011/12)'

SHLAA Ref	Site Name	Site Address	Ward	Site Area (Ha)	Application Reference	GF / PDL	Net capacity?	Number of completions to date?	Number of units under construction?	Number of units not yet started?	Previous completions	2011/12	Form of Completion
487.9	Phase 9a - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	1.23	2007/10968 and 2009/14537	PDL	45	45	0	0	43	2	New Build
487.91	Phase 9b - Chapelford Urban Village	Off Whittle Avenue, Great Sankey	Whittle Hall	2.13	2010/16888	PDL	57	45	10	2	0	45	New Build

Table Schedule 12 'Completions within the Latest Monitoring Period (2010/11)'



Appendix 13 - Schedule 13 'Losses within the Latest Monitoring Period (2011/12)'

Ref	Location	Ward	2011/12
1219	Land at 25 Eagle Brow, Lymm, WA13 0NA	Lymm	1
1890	Massey Hall, Half Acre Lane, Thelwall, Warrington, WA4 3JQ	Grappenhall & Thelwall	1
2012	120a, Heath Lane, Croft, Warrington, WA3 7DS	Culcheth, Glazebury & Croft	1
2019	Brook House Farm, 39 Farnworth Road, Penketh, Warrington	Penketh & Cuerdley	1
2022	18, London Road, Stockton Heath, Warrington, WA4 6HN	Stockton Heath	1
2033	Ovenback Farm, Winwick Lane, Croft, WARRINGTON, WA3 7EA	Culcheth, Glazebury & Croft	1
2107	714 Warrington Road, Warrington, WA3 6AU	Birchwood	1
2117	11 Heath Lane, Warrington, WA3 7DH	Culcheth, Glazebury & Croft	1
2121	34 Burfield Drive, Warrington, WA4 5DA	Appleton	1
1793	74 Knutsford Road, Grappenhall, Warrington	Grappenhall & Thelwall	1
2205	125 Twiss Green Lane, Warrington, WA3 4HX	Culcheth, Glazebury & Croft	1
2211	Phillips Farm, Glaziers Lane, Warrington, WA3 4AH	Culcheth, Glazebury & Croft	1
2213	128 Weaste Lane, Thelwall, Warrington, WA4 3JP	Grappenhall & Thelwall	1
2217	St Ann's, Windmill Lane, Appleton, Warrington, WA4 5JN	Appleton	1
2220	Longridge, Hillside Road, Warrington, WA4 5PX	Appleton	1
2231	91 Hob Hey Lane, Warrington, WA3 4NS	Culcheth, Glazebury & Croft	1
2302	30 Hillside Road, Warrington, WA4 5PZ	Appleton	1
2306	Moss Farm, Glazebrook Lane, Warrington, WA3 5AY	Rixton & Woolston	1
2314	146 London Road, Stockton Heath, Warrington	Stockton Heath	1
2431	67, Algermon Street, Fairfield & Howley, Warrington, WA1 3QP	Fairfield & Howley	1

Table Schedule 13 'Losses within the Latest Monitoring Period (2011/12)



Appendix 13 - Schedule 13 'Losses within the Latest Monitoring Period (2011/12)'



Appendix 14 - Schedule 14 'Progress in Overcoming Constraints'

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Planning permission?	Application Reference	GF / PDL	Is the site subject to any significant constraints?	Progress in overcoming constraints over past year?	Progress Commentary	Concluding Rec.	Rec. net capacity?	Capacity Comments
1709	Planned employment element of Carrington Park	Marsh House Lane	Fairfield & Howley	1.75	Application Pending.	2012/21007	PDL	No	Yes	Evidence submitted with planning application 2012/21007 has demonstrated that the site is unlikely to be developed for employment purposes and as such alternative uses should be explored, with housing the most logical and attractive. The current application relates to a 100% affordable housing scheme via a private developer and registered partnership effort which has proved successful elsewhere within the Borough. Funding for delivery has already been secured and delivery of the site would be accelerated if permission is forthcoming.	Suitable, available and achievable	108	Based on layout associated with pending application for housing on the site (2012/21007).
1261	Ford Farm	Eastford Road, Lower Walton, Warrington	Hatton, Sirelton & Walton	0.42	Full Planning	2003/01491	GF	No	Yes	This site has recently been put to the market via way of an auction and has generated significant interest and pre-application discussions. Such discussions have demonstrated that the original consent remains extant as the LPA have previously accepted in writing that the scheme had been implemented. As such housing can and is likely to be delivered on this site.	Suitable, available and achievable	16	Based on extant planning permission.
2129	Land off Knutsford Road / Blackbear Bridge	Land off Knutsford Road/ Blackbear Bridge	Latchford East	0.56	No	n/a	PDL	No	Yes	Significant investment in flood risk defences in this locality have secured planning permission, funding and are now being implemented. Once completed within the next 12 months it is unlikely flood risk will continue to preclude the development of this site. The landowners Peel Holdings and the Council have also recently reaffirmed their intentions to bring the site forward for redevelopment.	Suitable, available and achievable	37	Based on previously approved (subject to S106) application - 2006/07576.
1706	The Avoiding Line North of Ryefields Village	North of Ryefields Village	Orford	1.95	No	n/a	PDL	No	Yes	Discussions between the highway authority and the landowner have concluded that not all of the site is required for transport infrastructure purposes and as such a development scheme could be delivered in tandem with the intended transport infrastructure. Significant EA lead flood risk improvements have been approved in this locality which once implemented will lead to a reduced risk of flooding in this locality. Recently approved application in this vicinity, subject to the same HSE consultation protocol, was not precluded by proximity to the pipeline.	Suitable, available and achievable	30	Based on construction of 30 two bedroom bungalows as proposed by previous application 2008/12912
1851	Land at junction of Currans Road / Winwick Road	Land at junction of Currans Road / Winwick Road	Orford	0.04	Application Pending	2013/21128	GF	No	Yes	Submission of planning application which is as yet undetermined has enabled a preliminary view to be formed on whether the previously documented constraint can be overcome. Given the availability of higher quality open space in this area and low amenity value of the site its loss is not deemed to be contrary to policy on urban/open space grounds.	Suitable, available and achievable	4	Based on submitted but as yet undetermined planning application.

SHLAA Ref	Site Name	Site Address	Ward Name	Site Area (Ha)	Planning permission?	Application Reference	GF/ PDL	Is the site subject to any significant constraints?	Progress in overcoming constraints over past year?	Progress Commentary	Concluding Rec.	Rec. net capacity?	Capacity Comments
2206	Lock up garages off Capesthorne Road	Off Capesthorn Road	Poplars & Hulme	0.05	No	n/a	PDL	No	Yes	Re-evaluation of the site as part of annual review has led to an alternative conclusion being reached, informed by experience gained from the recent successful redevelopment of former garage sites.	Suitable, available and achievable	1	Cautious estimate.
1762	Site of Dog & Partridge	off Manchester Road	Poulton South	0.57	No	n/a	PDL	No	Yes	Concerns regarding the loss of open space could be overcome by retaining part of the site as open.	Suitable, available and achievable	11	Application of 30 dph density across two thirds of the site (assumed one third will remain as open space).
1825	Gemini 16	Carina Park, Westbrook	Westbrook	7.4	Pre-Applications have commenced.	n/a	GF	No	Yes	The Homes and Community Agency have commenced pre-application discussions and preliminary planning to now dispose of and develop the site for housing. Based on discussions to date it is likely that the documented constraints can be overcome and hence logical for the purposes of the SHLAA to assume the site will be forthcoming.	Suitable, available and achievable	220	Based on application of 30 dph which aligns with preliminary design work for the site.

Table Schedule 14 'Progress in Overcoming Constraints'

WARRINGTON Borough Council



Warrington Borough Council

New Town House, Buttermarket Street
Warrington
WA1 2NH

Tel: 01925 443322
www.warrington.gov.uk