Appendix 1

Site Proformas
**Site Name:** Land at Appleton Cross  
**Site Address:** Off Dipping Brook Avenue  
**Ward:** Grappenhall  
**Existing Use:** New Town Reserved Land

<table>
<thead>
<tr>
<th>Gross Site Area (Ha): 22</th>
<th>Net Developable Site Area (Ha): 14</th>
</tr>
</thead>
</table>

**Planning Permission History:** 2017/29930

**Green Belt:** No  
**GF / PDL:** GF

**Flood Zone (Highest Risk on site):** 1 & SW

**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a

**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a

**Infrastructure Issues:** No  
**Hazardous Installations Issues:** Yes

**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 350  
**Residual Net Capacity:** 350

**Concluding Comments:** Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

**Concluding Recommendation:** Suitable, available and achievable
Site Name: Land at John St/Winwick Street
Site Address: Warrington, WA4 6NL
Ward: Bewsey & Whitecross
Existing Use: Vacant Land

| Gross Site Area (Ha): 0.84 | Net Developable Site Area (Ha): 0.76 |

Planning Permission History: 2017/31394

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: n/a

Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 362
Residual Net Capacity: 362

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however being promoted for development; is subject to a current planning application and is expected to obtain planning approval and be commenced within the deliverable (0-5) period.

Concluding Recommendation: Suitable, available and achievable
**Site Name:** Former Sewage Works  
**Site Address:** Sewage Works off, Reddish Lane, Lymm  
**Ward:** Lymm North & Thelwall  
**Existing Use:** Defunct sewage works

<table>
<thead>
<tr>
<th>Gross Site Area (Ha):</th>
<th>2.4</th>
<th>Net Developable Site Area (Ha):</th>
<th>2.4</th>
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</table>

**Planning Permission History:** 2012/21055

- **Green Belt:** Yes  
- **GF / PDL:** GF  
- **Flood Zone (Highest Risk on site):** 1 & SW

**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 1  
**Residual Net Capacity:** 1

| Deliverable 2018-2023: | 1  
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>2018/19:</td>
<td>2019/20:</td>
</tr>
<tr>
<td>2020/21:</td>
<td>2021/22:</td>
</tr>
<tr>
<td>2022/23:</td>
<td></td>
</tr>
</tbody>
</table>

**Deliverable 2023-2028:** 0

| 2023/24:               | 2024/25: | |
| 2025/26:               | 2026/27: | |
| 2027/28:               | |

**Deliverable 2028-2033:** 0

| 2028/29:               | 2029/30: | |
| 2030/31:               | 2031/32: | |
| 2032/33:               | |
| 2033+:                 | |

**Concluding Comments:** Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

**Concluding Recommendation:** Suitable, available and achievable
### Site Name: Beers Building Co
### Site Address: Station Road, Latchford, WA4 2AD
### Ward: Latchford East
### Existing Use: Derelict site

<table>
<thead>
<tr>
<th>Gross Site Area (Ha): 1.75</th>
<th>Net Developable Site Area (Ha): 1.58</th>
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</thead>
</table>

### Planning Permission History:
(previous consents) 2008/12523, 2008/12578 and 2011/18363

<table>
<thead>
<tr>
<th>Green Belt:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>GF / PDL:</td>
<td>PDL</td>
</tr>
</tbody>
</table>

### Flood Zone (Highest Risk on site):
1 & SW

<table>
<thead>
<tr>
<th>Contaminated Land Issues:</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Conditions Issues:</td>
<td>n/a</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Access Issues:</th>
<th>n/a</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surrounding Land Issues:</td>
<td>n/a</td>
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<tr>
<td>Infrastructure Issues:</td>
<td>No</td>
</tr>
<tr>
<td>Hazardous Installations Issues:</td>
<td>No</td>
</tr>
<tr>
<td>Amenity Issues:</td>
<td>No</td>
</tr>
<tr>
<td>Ownership / Tenancy Issues:</td>
<td>No</td>
</tr>
</tbody>
</table>

### Active Use: No
**Site Developable Now:** Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

**Recommended Gross Capacity:** 158
**Residual Net Capacity:** 157.50

### Deliverable 2018-2023: 0
- 2018/19:
- 2020/21:
- 2022/23:

**Developable 2023-2028:** 158
- 2023/24: 40
- 2025/26: 40
- 2027/28:

**Developable 2028-2033:** 0
- 2028/29:
- 2030/31:
- 2032/33:
- 2033+:

### Concluding Comments:
Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however being actively promoted as a development opportunity and is in a relatively high demand market area. On this basis the site is therefore considered to be developable (6-10).

### Concluding Recommendation:
Suitable, available and achievable
Site Name: Manchester Ship Canal
Site Address: Mineral Railway, Thelwall Lane, Latchford, WA4 1NJ
Ward: Latchford East
Existing Use: Largely complete residential estate.

Gross Site Area (Ha): 2.54
Net Developable Site Area (Ha): 2.54

Planning Permission History: 2006/08928

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: n/a
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 122
Residual Net Capacity: 0

Concluding Comments: Site is considered suitable, available and achievable, and development is COMPLETE.

Concluding Recommendation: Suitable, available and achievable

Deliverable 2018-2023: 0

Developable 2023-2028: 0

Developable 2028-2033: 0
2028/29: 2029/30: 2030/31: 2031/32: 2032/33:
2033+:
**Site Name:** Edwards Cheshire  
**Site Address:** Navigation Street, Warrington, WA1 2EL  
**Ward:** Fairfield & Howley  
**Existing Use:** Vacant Land

<table>
<thead>
<tr>
<th>Gross Site Area (Ha)</th>
<th>Net Developable Site Area (Ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.57</td>
<td>0.57</td>
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</tbody>
</table>

**Planning Permission History:** 2007/10238

**Green Belt:** No  
**GF / PDL:** PDL  
**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 76  
**Residual Net Capacity:** 76

**Concluding Comments:** Recent developer interest in the site. No alternative planning application submitted, so extant planning permission used.

**Concluding Recommendation:** Suitable, available and achievable
**Site Name:** Cardinal Newman High School  
**Site Address:** Bridgewater Avenue, Latchford, WA4 1RX  
**Ward:** Latchford East  
**Existing Use:** School Ground

<table>
<thead>
<tr>
<th>Gross Site Area (Ha)</th>
<th>Net Developable Site Area (Ha)</th>
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<tbody>
<tr>
<td>2.72</td>
<td>2.72</td>
</tr>
</tbody>
</table>

| Planning Permission History: | 2007/12025 and 2010/17569 |

| Green Belt: | No |
| GF / PDL: | PDL |
| Flood Zone (Highest Risk on site): | 3a |
| Contaminated Land Issues: | No |
| Ground Conditions Issues: | n/a |
| Site Access Issues: | n/a |
| Surrounding Land Issues: | n/a |
| Infrastructure Issues: | No |
| Hazardous Installations Issues: | No |
| Amenity Issues: | No |
| Ownership / Tenancy Issues: | No |

**Concluding Comments:** Site is considered suitable, likely to be available and achievable but does not currently benefit from a planning approval for residential development. The site is however in a relatively strong market area and there has been recent interest in similar sites nearby. On this basis the site is therefore considered to be developable in the medium term (years 6-10).

**Concluding Recommendation:** Suitable, likely to become available and achievable
Site Name: New World Ltd
Site Address: New World House, Thelwall Lane, Warrington, WA4 1NL
Ward: Latchford East
Existing Use: Residential development site.

<table>
<thead>
<tr>
<th>Gross Site Area (Ha):</th>
<th>Net Developable Site Area (Ha):</th>
</tr>
</thead>
<tbody>
<tr>
<td>13.91</td>
<td>13.91</td>
</tr>
</tbody>
</table>

Planning Permission History: 2007/11944 and 2009/14707 and 2010/17050

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: n/a

Active Use: n/a
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: n/a
Known Demand for Housing: n/a
Similar Sites Developed Nearby in last 5 years: n/a

Recommended Gross Capacity: 489
Residual Net Capacity: 34

Concluding Comments: Site is considered suitable and available with the planning permission implemented and the site having already yielded significant completions to date. The remaining capacity is likely to be realised across the deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

Deliverable 2018-2023: 34
2018/19: 34
2019/20: 34
2020/21: 34
2021/22: 34
2022/23: 34

Developable 2023-2028: 0
2023/24: 0
2024/25: 0
2025/26: 0
2026/27: 0
2027/28: 0

Developable 2028-2033: 0
2028/29: 0
2029/30: 0
2030/31: 0
2031/32: 0
2032/33: 0
2033+: 0
Site Name: Land at Winwick Street
Site Address: Tanners Lane, Dallam Lane, Warrington, WA2 7NG
Ward: Bewsey & Whitecross
Existing Use: Mixed use

Gross Site Area (Ha): 3
Net Developable Site Area (Ha): 2.25

Planning Permission History: 2005/07132

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: Interaction with other uses now on the site (office/higher education uses).
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Concluding Comments: Site is considered suitable, available and achievable in the medium term with residential development likely to be brought forward as part of a mixed use scheme. The site is therefore considered to be developable (6-10).

Concluding Recommendation: Suitable, available and achievable

Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: No

Recommended Gross Capacity: 20
Residual Net Capacity: 20

Deliverable 2018-2023: 0
2018/19: 2019/20:
2020/21: 2021/22:
2022/23: 

Developable 2023-2028: 20
2023/24: 20
2024/25: 
2025/26: 2026/27: 
2027/28: 

Developable 2028-2033: 0
2028/29: 2029/30: 
2030/31: 2031/32: 
2032/33: 
2033+: 

Concluding Recommendation - 1401
Site Name: Land at Dawson House
Site Address: Liverpool Road, Great Sankey, Warrington, WA5 3LW
Ward: Great Sankey North & Whittle Hall
Existing Use: Offices

Gross Site Area (Ha): 5.78  |  Net Developable Site Area (Ha): 5.78

Planning Permission History: 2011/18949 & 2016/23929 & 2016/29330

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 140
Residual Net Capacity: 127

Concluding Comments: Site is considered suitable, available and achievable. As site has planning permission, it is considered part deliverable (0-5 yrs) and part developable (6-10 yrs) due to lead in times which reflect that it is not currently under construction.

Concluding Recommendation: Suitable, available and achievable
Site Name: Peel Hall
Site Address: South of the M62 East of the A49
Ward: Poplars & Hulme
Existing Use: Vacant Land

Gross Site Area (Ha): 59.45
Net Developable Site Area (Ha): 44.59

Planning Permission History: 2016/28492

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: Yes
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 1200
Residual Net Capacity: 1200

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however being promoted for development and is expected to obtain planning approval and be commenced within the developable (6-10) year period.

Concluding Recommendation: Suitable, likely to become available and achievable
Site Name: Ramswood Nursery
Site Address: Manchester Rd, WA3 6EA
Ward: Rixton & Woolston
Existing Use: Commercial

<table>
<thead>
<tr>
<th>Gross Site Area (Ha): 1.92</th>
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<tbody>
<tr>
<td>Net Developable Site Area (Ha): 1.73</td>
</tr>
</tbody>
</table>

Planning Permission History: n/a

Green Belt: Yes
GF / PDL: GF/PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: Yes - Further evidence required
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 4
Residual Net Capacity: 2

Concluding Comments: Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable in the longer term (11-15).

Concluding Recommendation: Suitable, likely to become available and achievable
Site Name: South Western corner of Penketh Business Park
Site Address: Off Cleveleys Rd, Penketh, Warrington, WA5 2SR
Ward: Great Sankey South
Existing Use: Commercial and vacant land

<table>
<thead>
<tr>
<th>Gross Site Area (Ha)</th>
<th>Net Developable Site Area (Ha)</th>
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<tbody>
<tr>
<td>0.76</td>
<td>0.76</td>
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Planning Permission History: 2010/17075

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</thead>
<tbody>
<tr>
<td>No</td>
<td>PDL</td>
<td>1 &amp; SW</td>
<td>No</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>No</td>
<td>Yes</td>
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</table>

Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 22
Residual Net Capacity: 22

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however being promoted for development and is expected to obtain planning approval and be commenced within the deliverable (0-5) period.

Concluding Recommendation: Suitable, available and achievable
### Site Name: Hollingreave Farm

### Site Address: Dam Lane, Rixton, WA3 6LE

### Ward: Rixton & Woolston

### Existing Use: Existing farmhouse and barns

<table>
<thead>
<tr>
<th>Gross Site Area (Ha)</th>
<th>Net Developable Site Area (Ha)</th>
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</thead>
<tbody>
<tr>
<td>0.45</td>
<td>0.45</td>
</tr>
</tbody>
</table>

### Planning Permission History: 2017/31705

### Green Belt: Yes

### GF / PDL: PDL

### Flood Zone (Highest Risk on site): 1 & SW

### Contaminated Land Issues: No

### Ground Conditions Issues: n/a

### Site Access Issues: n/a

### Surrounding Land Issues: n/a

### Infrastructure Issues: No

### Hazardous Installations Issues: No

### Amenity Issues: No

### Ownership / Tenancy Issues: No

### Active Use: Yes

### Site Developable Now: Yes

### Promotion by Owner: Yes

### Developer Interest: Yes

### Known Demand for Housing: Yes

### Similar Sites Developed Nearby in last 5 years: Yes

### Recommended Gross Capacity: 6

### Residual Net Capacity: 5

### Concluding Comments: Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

### Concluding Recommendation: Suitable, available and achievable

### Deliverable 2018-2023: 5

<table>
<thead>
<tr>
<th>Year</th>
<th>Gross Capacity</th>
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<tbody>
<tr>
<td>2018/19</td>
<td></td>
</tr>
<tr>
<td>2020/21</td>
<td></td>
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<tr>
<td>2022/23</td>
<td></td>
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<tr>
<td>2023/24</td>
<td></td>
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<tr>
<td>2025/26</td>
<td></td>
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<tr>
<td>2027/28</td>
<td></td>
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</table>

### Developable 2023-2028: 0

<table>
<thead>
<tr>
<th>Year</th>
<th>Gross Capacity</th>
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</thead>
<tbody>
<tr>
<td>2023/24</td>
<td></td>
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<tr>
<td>2025/26</td>
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<tr>
<td>2027/28</td>
<td></td>
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</table>

### Developable 2028-2033: 0

<table>
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<tr>
<th>Year</th>
<th>Gross Capacity</th>
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<tbody>
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<td>2028/29</td>
<td></td>
</tr>
<tr>
<td>2030/31</td>
<td></td>
</tr>
<tr>
<td>2032/33</td>
<td></td>
</tr>
</tbody>
</table>

### 2033+:
Site Name: Land off Stretton Rd / Arley Rd

Site Address: Appleton Thorn, Warrington, WA4 4RQ

Ward: Grappenhall

Existing Use: Agriculture

Gross Site Area (Ha): 2.92
Net Developable Site Area (Ha): 2.34

Planning Permission History: 2017/31848

Green Belt: No

GF / PDL: GF

Flood Zone (Highest Risk on site): 1 & SW

Contaminated Land Issues: No

Ground Conditions Issues: n/a

Site Access Issues: n/a

Surrounding Land Issues: n/a

Infrastructure Issues: No

Hazardous Installations Issues: No

Amenity Issues: No

Ownership / Tenancy Issues: No

Active Use: Yes

Site Developable Now: Yes

Promotion by Owner: Yes

Developer Interest: Yes

Known Demand for Housing: Yes

Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 74
Residual Net Capacity: 74

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The adopted Local Plan Core Strategy is based on a more proactive and pragmatic approach to housing land release. The site is therefore considered to be deliverable (0-5) on the basis that it constitutes an obvious infill site in a high demand market area but requires an appropriate scheme to ensure retention and qualitative improvements to public open space.

Concluding Recommendation: Suitable, available and achievable
**Site Name:** Former Ship Inn and adjoining land  
**Site Address:** Chester Road, Walton, WA4 6EN  
**Ward:** Stockton Heath  
**Existing Use:** Licensed restaurant, landscape maintenance depot and garden centre

<table>
<thead>
<tr>
<th>Gross Site Area (Ha): 1.37</th>
<th>Net Developable Site Area (Ha): 1.37</th>
</tr>
</thead>
</table>

**Planning Permission History:** 2014/24980 & 2015/26890 & 2017/30714

**Green Belt:** No  
**GF / PDL:** PDL  
**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** Yes  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 14  
**Residual Net Capacity:** 1

**Concluding Comments:** Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

**Deliverable 2018-2023:** 1  
- 2018/19: 1  
- 2020/21: 1  
- 2022/23: 1  

**Developable 2023-2028:** 0  
- 2023/24: 0  
- 2025/26: 0  
- 2027/28: 0

**Developable 2028-2033:** 0  
- 2028/29: 0  
- 2030/31: 0  
- 2032/33: 0

**Concluding Recommendation:** Suitable, available and achievable
<table>
<thead>
<tr>
<th>Site Name: Howards Transport Limited</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address: Robins Lane, Culcheth, WA3 4AE</td>
</tr>
<tr>
<td>Ward: Culcheth, Glazebury &amp; Croft</td>
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<tr>
<td>Existing Use: Commercial</td>
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<td>Gross Site Area (Ha): 0.35</td>
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<td>Planning Permission History: n/a</td>
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<td>Flood Zone (Highest Risk on site): 1 &amp; SW</td>
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<tr>
<td>Contaminated Land Issues: No</td>
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<td>Ground Conditions Issues: n/a</td>
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<td>Infrastructure Issues: No</td>
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<tr>
<td>Hazardous Installations Issues: No</td>
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<tr>
<td>Amenity Issues: No</td>
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<td>Ownership / Tenancy Issues: No</td>
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</table>

Concluding Comments: Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable (11-15).

Concluding Recommendation: Suitable, likely to become available and achievable
Site Name: Arpley Meadows (mid parcel immediately abutting the west coast mainline)
Site Address: South of WA1 1NA
Ward: Bewsey & Whitecross

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Planning Permission History: n/a

Green Belt: No

GF / PDL: PDL

Flood Zone (Highest Risk on site): 3b

Contaminated Land Issues: No

Ground Conditions Issues: No known issues but further work needed to clarify ground conditions given historical use as dredging grounds.

Site Access Issues: Site access is constrained and difficult to overcome owing to the river and railway. Further evidence required

Surrounding Land Issues: Heavy industrial works directly to the north. West Coast main line forms the sites eastern boundary. Noise and amenity buffers would be required.

Infrastructure Issues: Yes

Hazardous Installations Issues: No

Amenity Issues: No

Ownership / Tenancy Issues: No

Concluding Comments: Site is considered suitable and available, but will only be achievable through delivery of infrastructure to overcome existing constraints (expected by 2025). Residential development is being promoted by the land owner and the Council through the publication of the Town Centre South Strategic Masterplan Framework Waterfront Final Report. Site to be reviewed on an annual basis.

Concluding Recommendation: Suitable, likely to become available and achievable

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</table>
Site Name: Heath House
Site Address: Kenyon Lane, Croft, WA3 7DU
Ward: Culcheth, Glazebury & Croft
Existing Use: Residential

Gross Site Area (Ha): 0.78
Net Developable Site Area (Ha): 0.70
Planning Permission History: n/a

Green Belt: Yes
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No

Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 1
Residual Net Capacity: 1

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development nor is a specific proposal being actively promoted at this time. The site is considered to be developable in the medium term (6-10) due to limited activity since its original nomination but could be brought forward much sooner.

Concluding Recommendation: Suitable, available and achievable
**Site Name:** The Old Rectory  
**Site Address:** Rectory Lane, Winwick, WA2 8LE  
**Ward:** Burtonwood & Winwick  
**Existing Use:** Commercial

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**Planning Permission History:** n/a

**Green Belt:** No  
**GF / PDL:** PDL  
**Flood Zone (Highest Risk on site):** 1 & SW

**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** Yes  
**Site Developable Now:** No  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 4  
**Residual Net Capacity:** 4.1

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<td>2033+:</td>
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**Concluding Comments:** Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development nor is the site being actively promoted for a specific development proposal. The site is therefore considered to be developable in the longer term (11-15), which is a cautious assessment based on achievability which could occur much sooner.

**Concluding Recommendation:** Suitable, likely to become available and achievable
Site Name: Barondale Grange
Site Address: Stockport Road, Thelwall, WA4 2TB
Ward: Lymm North & Thelwall
Existing Use: Residential

Gross Site Area (Ha): 0.86  Net Developable Site Area (Ha): 0.77

Planning Permission History: n/a

Green Belt: Yes
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 5
Residual Net Capacity: 4

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however considered to be deliverable on the basis that the land owner continues to actively promote this development opportunity in a very strong and high demand market area.

Concluding Recommendation: Suitable, available and achievable
Concluding Comments: Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable in the longer term (11-15). Site capacity reduced to reflect Green Belt location.

Concluding Recommendation: Suitable, likely to become available and achievable
Site Name: Arpley Meadows (most western parcel)
Site Address: Arpley Meadows
Ward: Bewsey & Whitecross
Existing Use: Vacant land

Gross Site Area (Ha): 29.46
Net Developable Site Area (Ha): 22.10

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 3a
Contaminated Land Issues: No

Ground Conditions Issues: No known issues but further work needed to clarify ground conditions given historical use as dredging grounds.

Site Access Issues: Existing access is in place but unsure what quantum of development this could support.

Surrounding Land Issues: Active landfill to the south west. Whilst, its remaining capacity and operating life are the subject of current planning applications/appeals it is unlikely to still be operational when this site is brought forward.

Infrastructure Issues: Yes
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: Yes

Active Use: No
Site Developable Now: No
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: No

Recommended Gross Capacity: 1105
Residual Net Capacity: 1104.75

Concluding Comments: Site is considered suitable but development is currently constrained until essential infrastructure is delivered. Residential development is being promoted by the land owner and the Council through the publication of the Town Centre South Strategic Masterplan Framework Waterfront Final Report. Infrastructure delivery is anticipated by 2025, thereby suggesting that the site will be developable thereafter.

Concluding Recommendation: Suitable, likely to become available and achievable
Site Name: Broomedge Nurseries (formerly Hampson Nursery)
Site Address: Fronting Burford Lane, Lymm
Ward: Lymm South
Existing Use: Horticultural

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<th>Net Developable Site Area (Ha): 2.25</th>
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Planning Permission History: n/a

Green Belt: Yes
GF / PDL: GF/PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 5
Residual Net Capacity: 5

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however considered to be deliverable on the basis that the land owner continues to actively promote this development opportunity in a very strong and high demand market area. Site capacity reduced to reflect Green Belt location.

Concluding Recommendation: Suitable, available and achievable
Site Name: Land at Admirals Road, Birchwood
Site Address: Land at Admirals Road, Birchwood
Ward: Birchwood
Existing Use: Open space / site of former school

Gross Site Area (Ha): 1.77
Net Developable Site Area (Ha): 1.42

Planning Permission History: 2016/28810

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: No

Recommended Gross Capacity: 66
Residual Net Capacity: 66

Concluding Comments: Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable
**Site Name:** Former Police Training Centre  
**Site Address:** Off Greenway, Bruche, WA1 3BG  
**Ward:** Poulton South  
**Existing Use:** Redundant institution

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<th>Gross Site Area (Ha)</th>
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<tbody>
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**Planning Permission History:** 2013/22541

**Green Belt:** No  
**GF / PDL:** PDL  
**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 220  
**Residual Net Capacity:** 45

**Concluding Comments:** Site is considered suitable, available and achievable and benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5). Site is under construction.

**Concluding Recommendation:** Suitable, available and achievable
Site Name: Grappenhall Heys - Remainder
Site Address: Off Curzon Drive, Grappenhall Heys
Ward: Grappenhall
Existing Use: New Town Reserved Land

Gross Site Area (Ha): 19
Net Developable Site Area (Ha): 15.80
Planning Permission History: 2017/29929

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 400
Residual Net Capacity: 400

Concluding Comments: Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable
Site Name: Land off Mill Lane
Site Address: Houghton Green, WA2 0SU
Ward: Poplars & Hulme
Existing Use: Paddocks

Gross Site Area (Ha): 1.32
Net Developable Site Area (Ha): 0.53

Planning Permission History: n/a

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: Yes
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 18
Residual Net Capacity: 18.48

Deliverable 2018-2023: 18
2018/19: 2019/20:
2020/21: 10  2021/22: 8
2022/23:

Developable 2023-2028: 0
2023/24: 2024/25:
2025/26: 2026/27:
2027/28:

Developable 2028-2033: 0
2028/29: 2029/30:
2030/31: 2031/32:
2032/33:
2033+:

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however being promoted for development and is therefore considered to be deliverable in the short term (0-5).

Concluding Recommendation: Suitable, available and achievable
Site Name: Land at Pewterspear Green

Site Address: Off Henbury Gardens, Pewterspear Green

Ward: Appleton

Existing Use: New Town Reserved Land

| Gross Site Area (Ha): 7.54 | Net Developable Site Area (Ha): 5.65 |

Planning Permission History: 2016/28807 and 2018/32368

Green Belt: No

GF / PDL: GF

Flood Zone (Highest Risk on site): 1 & SW

Contaminated Land Issues: No

Ground Conditions Issues: n/a

Site Access Issues: n/a

Surrounding Land Issues: n/a

Infrastructure Issues: No

Hazardous Installations Issues: No

Amenity Issues: No

Ownership / Tenancy Issues: No

Active Use: No

Site Developable Now: Yes

Promotion by Owner: Yes

Developer Interest: Yes

Known Demand for Housing: Yes

Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 180

Residual Net Capacity: 180

Concluding Comments: Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable
**Site Name:** Dalton Bank Council Depot  
**Site Address:** Manchester Road, Warrington, WA1 2PH  
**Ward:** Fairfield & Howley  
**Existing Use:** Industrial

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**Planning Permission History:** n/a

**Green Belt:** No  
**GF / PDL:** PDL

**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** Yes  
**Site Developable Now:** No  
**Promotion by Owner:** No  
**Developer Interest:** No  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 65  
**Residual Net Capacity:** 65.25

**Concluding Comments:** Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable in the medium term (6-10).

**Concluding Recommendation:** Suitable, likely to become available and achievable
**Site Name:** Spectra Building & Drivetime Golf Range  
**Site Address:** South of Centre Park Business Park, WA1 1QL  
**Ward:** Bewsey & Whitecross  
**Existing Use:** Commercial

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**Planning Permission History:** n/a

- **Green Belt:** No
- **GF / PDL:** PDL
- **Flood Zone (Highest Risk on site):** 3b
- **Contaminated Land Issues:** No
- **Ground Conditions Issues:** n/a
- **Site Access Issues:** The site has limited access. Further access points to/through the site are required if development is to occur. Recent planning application (2017/29897) approved provide new bridge and access road into southern end of site.
- **Surrounding Land Issues:** see Hazardous installation zone comments
- **Infrastructure Issues:** Yes
- **Hazardous Installations Issues:** Yes
- **Amenity Issues:** No
- **Ownership / Tenancy Issues:** No

**Concluding Comments:** Site is considered suitable and is likely to become available in the short to medium term now that funding has been secured for Phase 1 of the Warrington Waterfront Access Strategy with work due to be resolved in 2016/17.

**Concluding Recommendation:** Suitable, available and achievable
Site Name: Former Dairy Works
Site Address: Knutsford Road, Warrington, WA4 1AZ
Ward: Latchford West
Existing Use: Cleared site

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<tr>
<th>Gross Site Area (Ha): 0.25</th>
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Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 3a
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 13
Residual Net Capacity: 12.5

Concluding Comments: Site is considered suitable, likely to be available and achievable but does not currently benefit from a planning approval for residential development. The site is however in a relatively strong market area and there has been recent interest in similar sites nearby. On this basis the site is therefore considered to be developable in the medium term (years 6-10).

Concluding Recommendation: Suitable, likely to become available and achievable
Site Name: Furnish with Flair Site
Site Address: Wilderspool Causeway, Warrington, WA4 6QP
Ward: Latchford West
Existing Use: Retail / commercial

Gross Site Area (Ha): 0.31
Net Developable Site Area (Ha): 0.31

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 36
Residual Net Capacity: 36

Concluding Comments: Site is considered suitable but cannot be considered available at this time. However, given that the market is starting to pick up it is likely that the site will become available in the future. Site to remain within future reviews and status of existing uses and un-implemented consents to be monitored.

Concluding Recommendation: Suitable, likely to become available and achievable
### Site Name: MSBS Joinery Site

**Site Address:** Star Lane, Lymm, WA13 9LN  
**Ward:** Lymm North & Thelwall  
**Existing Use:** Commercial

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**Planning Permission History:** n/a

- **Green Belt:** No  
- **GF / PDL:** PDL  
- **Flood Zone (Highest Risk on site):** 1 & SW  
- **Contaminated Land Issues:** No  
- **Ground Conditions Issues:** n/a  
- **Site Access Issues:** n/a  
- **Surrounding Land Issues:** n/a  
- **Infrastructure Issues:** No  
- **Hazardous Installations Issues:** No  
- **Amenity Issues:** No  
- **Ownership / Tenancy Issues:** No

**Active Use:** Yes  
**Site Developable Now:** No  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 11  
**Residual Net Capacity:** 11.1

**Concluding Comments:** Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however within a high demand area and is therefore considered to be developable (6-10).

**Concluding Recommendation:** Suitable, available and achievable
**Site Name:** Land at Hopwood Street  
**Site Address:** off Manchester Road, Warrington, WA1 2PH  
**Ward:** Fairfield & Howley  
**Existing Use:** Cleared site

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<td>Infrastructure Issues: No</td>
<td></td>
</tr>
<tr>
<td>Hazardous Installations Issues: No</td>
<td></td>
</tr>
<tr>
<td>Amenity Issues: No</td>
<td></td>
</tr>
<tr>
<td>Ownership / Tenancy Issues: No</td>
<td></td>
</tr>
</tbody>
</table>

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** No  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 21  
**Residual Net Capacity:** 20.7

**Deliverable 2018-2023:** 0  
- 2018/19: 0  
- 2019/20: 0  
- 2020/21: 0  
- 2021/22: 0  
- 2022/23: 0  

**Developable 2023-2028:** 21  
- 2023/24: 0  
- 2024/25: 0  
- 2025/26: 10  
- 2026/27: 11  
- 2027/28: 0

**Developable 2028-2033:** 0  
- 2028/29: 0  
- 2029/30: 0  
- 2030/31: 0  
- 2031/32: 0  
- 2032/33: 0  
- 2033+: 0

**Concluding Comments:** Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable in the medium term (6-10).

**Concluding Recommendation:** Suitable, likely to become available and achievable
Site Name: Land to the rear of the Sportsman Pub - Penketh
Site Address: Warrington Road, Penketh, WA5 2EN
Ward: Penketh & Cuerdley
Existing Use: Beer Garden

Gross Site Area (Ha): 0.33
Net Developable Site Area (Ha): 0.33

Planning Permission History: n/a

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No

Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 12
Residual Net Capacity: 11.55

Concluding Comments: Site is considered suitable but can not be considered available at this time. However, given that the market is starting to pick up and that the site does not contain any significant operational development it is likely that the site will become available in the future.

Concluding Recommendation: Suitable, likely to become available and achievable
### Site Name: Hall Motors Site
Site Address: Folly Lane, Warrington, WA5 0LZ
Ward: Bewsey & Whitecross
Existing Use: Car showroom / garage

<table>
<thead>
<tr>
<th>Gross Site Area (Ha): 0.85</th>
<th>Net Developable Site Area (Ha): 0.77</th>
</tr>
</thead>
</table>

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

**Active Use:** Yes  
**Site Developable Now:** No  
**Promotion by Owner:** No  
**Developer Interest:** No  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 31  
**Residual Net Capacity:** 30.6

**Deliverable 2018-2023:** 0
- 2018/19:
- 2020/21:
- 2022/23:

**Developable 2023-2028:** 0
- 2023/24:
- 2025/26:
- 2027/28:

**Developable 2028-2033:** 31
- 2028/29:
- 2030/31: 10
- 2032/33: 1
- 2033+:

**Concluding Comments:** Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable in the longer term (11-15).

**Concluding Recommendation:** Suitable, likely to become available and achievable
Site Name: Land Between Public House and 3 Church Lane
Site Address: Church Lane, Culcheth, WA3 5DL
Ward: Culcheth, Glazebury & Croft
Existing Use: Commercial

Gross Site Area (Ha): 0.25
Net Developable Site Area (Ha): 0.25

Planning Permission History: 2016/27387

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 10
Residual Net Capacity: 10

Deliverable 2018-2023: 10
2018/19: 2019/20:
2020/21: 10 2021/22:
2022/23:
Developable 2023-2028: 0
2023/24: 2024/25:
2025/26: 2026/27:
2027/28:
Developable 2028-2033: 0
2028/29: 2029/30:
2030/31: 2031/32:
2032/33:
2033+:

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable
**Site Name:** Land between 284 - 302 Warrington Road  
**Site Address:** Warrington Road, Glazebury, WA3 SLG  
**Ward:** Culcheth, Glazebury & Croft  
**Existing Use:** Agriculture

<table>
<thead>
<tr>
<th>Gross Site Area (Ha): 0.26</th>
<th>Net Developable Site Area (Ha): 0.26</th>
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</thead>
</table>

**Planning Permission History:** n/a

**Green Belt:** No  
**GF / PDL:** GF  
**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** No  
**Developer Interest:** No  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 8  
**Residual Net Capacity:** 7.8

**Concluding Comments:** Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable in the medium term (6-10).

**Concluding Recommendation:** Suitable, likely to become available and achievable
Site Name: Site of former Kwik Save
Site Address: Academy Way / Buttermarket Street, Warrington, WA1 2NP
Ward: Bewsey & Whitecross
Existing Use: Indoor skate rink

Gross Site Area (Ha): 0.39
Net Developable Site Area (Ha): 0.39

Planning Permission History: 2017/31148

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: Yes
Site Developable Now: No
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 144
Residual Net Capacity: 144

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however being promoted for development; is subject to a current planning application and is expected to obtain planning approval and be commenced within the deliverable (0-5) period.

Concluding Recommendation: Suitable, available and achievable
**Site Name:** Former Wilderspool Stadium  
**Site Address:** Priory Street, Warrington, WA4 6YP  
**Ward:** Latchford West  
**Existing Use:** Former sports stadium

<table>
<thead>
<tr>
<th>Gross Site Area (Ha): 1.9</th>
<th>Net Developable Site Area (Ha): 1.43</th>
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</thead>
<tbody>
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<table>
<thead>
<tr>
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<tr>
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<tr>
<td>Flood Zone (Highest Risk on site): 2</td>
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<tr>
<td>Contaminated Land Issues: No</td>
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<tr>
<td>Ground Conditions Issues: n/a</td>
</tr>
<tr>
<td>Site Access Issues: n/a</td>
</tr>
<tr>
<td>Surrounding Land Issues: In close proximity to the railway to the east and industrial / commercial works to the south.</td>
</tr>
<tr>
<td>Infrastructure Issues: No</td>
</tr>
<tr>
<td>Hazardous Installations Issues: No</td>
</tr>
<tr>
<td>Amenity Issues: No</td>
</tr>
<tr>
<td>Ownership / Tenancy Issues: No</td>
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</tbody>
</table>

**Concluding Comments:** Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is an area clearly identified for future redevelopment, with the Masterplan indicating it to be delivered in the first phase of development. The site is therefore considered to be deliverable (0-5).

**Concluding Recommendation:** Suitable, available and achievable
**Site Name:** Land at the rear of St. James Court  
**Site Address:** Off Wilderspool Causeway, Warrington, WA4 6PS  
**Ward:** Latchford West  
**Existing Use:** Car Park

<table>
<thead>
<tr>
<th>Gross Site Area (Ha): 0.85</th>
<th>Net Developable Site Area (Ha): 0.77</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Planning Permission History:</strong> n/a</td>
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<tr>
<td><strong>Green Belt:</strong> No</td>
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<td><strong>GF / PDL:</strong> PDL</td>
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<tr>
<td><strong>Flood Zone (Highest Risk on site):</strong> 2</td>
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<td><strong>Ground Conditions Issues:</strong> n/a</td>
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</tr>
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<td><strong>Site Access Issues:</strong> n/a</td>
<td></td>
</tr>
<tr>
<td><strong>Surrounding Land Issues:</strong> In close proximity to large and busy bus depot and railway.</td>
<td></td>
</tr>
<tr>
<td><strong>Infrastructure Issues:</strong> No</td>
<td></td>
</tr>
<tr>
<td><strong>Hazardous Installations Issues:</strong> No</td>
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<td><strong>Amenity Issues:</strong> No</td>
<td></td>
</tr>
<tr>
<td><strong>Ownership / Tenancy Issues:</strong> No</td>
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**Active Use:** Yes  
**Site Developable Now:** No  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 38  
**Residual Net Capacity:** 38.25

**Concluding Comments:** Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is an area clearly identified for future redevelopment albeit not until the longer term. The site is therefore considered to be developable (11-15).

**Concluding Recommendation:** Suitable, likely to become available and achievable
**Site Name:** Garven Place Clinic  
**Site Address:** Legh Street, Warrington, WA1 1UQ  
**Ward:** Bewsey & Whitecross  
**Existing Use:** Vacant land. Although current undetermined LDC application

<table>
<thead>
<tr>
<th>Gross Site Area (Ha)</th>
<th>Net Developable Site Area (Ha)</th>
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<td>GF / PDL</td>
<td>PDL</td>
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<tr>
<td>Flood Zone (Highest Risk on site)</td>
<td>1 &amp; SW</td>
</tr>
<tr>
<td>Contaminated Land Issues</td>
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<tr>
<td>Ground Conditions Issues</td>
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<tr>
<td>Site Access Issues</td>
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<td>Surrounding Land Issues</td>
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<td>Hazardous Installations Issues</td>
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<td>Amenity Issues</td>
<td>No</td>
</tr>
<tr>
<td>Ownership / Tenancy Issues</td>
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</tbody>
</table>

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** No  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes  
**Deliverable 2018-2023:** 0

<table>
<thead>
<tr>
<th>Year</th>
<th>2018/19</th>
<th>2019/20</th>
<th>2020/21</th>
<th>2021/22</th>
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<table>
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<tr>
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<table>
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<table>
<thead>
<tr>
<th>Year</th>
<th>2033+</th>
</tr>
</thead>
<tbody>
<tr>
<td>2033+</td>
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</tbody>
</table>

**Concluding Comments:** Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however considered to be developable in the medium term (6-10) given that this locality continues to be actively promoted and given the priority location in the heart of the Town Centre.  

**Concluding Recommendation:** Suitable, available and achievable
**Site Name:** Pierpoint & Bryant Lagoon  
**Site Address:** Rear of Pichael Nook, Westy, WA4 1AA  
**Ward:** Latchford East  
**Existing Use:** Derelict land

<table>
<thead>
<tr>
<th>Gross Site Area (Ha):</th>
<th>Net Developable Site Area (Ha):</th>
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<tbody>
<tr>
<td>3.45</td>
<td>3.45</td>
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</tbody>
</table>

**Planning Permission History:** 2012/20529

**Green Belt:** No  
**GF / PDL:** PDL

**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 104  
**Residual Net Capacity:** 0

**Concluding Comments:** Site is considered suitable, available and achievable, and development is COMPLETE.

**Concluding Recommendation:** Suitable, available and achievable

**Deliverable 2018-2023:** 0  
2018/19:  
2020/21:  
2022/23:

**Developable 2023-2028:** 0  
2023/24:  
2025/26:  
2027/28:

**Developable 2028-2033:** 0  
2028/29:  
2030/31:  
2032/33:

2033+:
Site Name: Land at 3 Delenty Drive
Site Address: Birchwood, WA3 6AN
Ward: Birchwood
Existing Use: Derelict land

Gross Site Area (Ha): 0.35  Net Developable Site Area (Ha): 0.35

Planning Permission History: 2015/25391

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 9
Residual Net Capacity: 9

Concluding Comments: Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable
Site Name: Europcar
Site Address: 55 - 57 Knutsford, Latchford, WA4 1AB
Ward: Latchford West
Existing Use: Commercial and open space

Gross Site Area (Ha): 0.25
Net Developable Site Area (Ha): 0.25

Planning Permission History: n/a

Green Belt: No
GF / PDL: GF/PDL
Flood Zone (Highest Risk on site): 3a
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 25
Residual Net Capacity: 25

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is an area clearly identified for future redevelopment albeit not until the longer term. The site is therefore considered to be developable (11-15).

Concluding Recommendation: Suitable, likely to become available and achievable
Site Name: Greenlea House
Site Address: Delph Lane, Winwick
Ward: Burtonwood & Winwick
Existing Use: Agricultural building

Gross Site Area (Ha): 0.5
Net Developable Site Area (Ha): 0.45

Planning Permission History: n/a

Green Belt: Yes
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 1
Residual Net Capacity: 1

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site however is considered to be developable in the medium term (6-10) given a specific proposal is not currently being promoted.

Concluding Recommendation: Suitable, likely to become available and achievable
### Site Information

**Site Name:** Gemini 16  
**Site Address:** Carina Park, Westbrook  
**Ward:** Westbrook  
**Existing Use:** New Town Reserved Land

<table>
<thead>
<tr>
<th>Gross Site Area (Ha)</th>
<th>Net Developable Site Area (Ha)</th>
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<tbody>
<tr>
<td>5.4</td>
<td>5.4</td>
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</tbody>
</table>

**Planning Permission History:** 2014/24762 & 2015/26158

**Green Belt:** No  
**GF / PDL:** GF  
**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** Yes  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

### Site Analysis

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 118  
**Residual Net Capacity:** 1

### Deliverable Analysis

- **Deliverable 2018-2023:** 1  
  - 2018/19: 1  
  - 2019/20: 1  
  - 2020/21: 1  
  - 2021/22: 1  
  - 2022/23: 1
- **Deliverable 2023-2028:** 0  
  - 2023/24: 0  
  - 2024/25: 0  
  - 2025/26: 0  
  - 2026/27: 0  
  - 2027/28: 0
- **Deliverable 2028-2033:** 0  
  - 2028/29: 0  
  - 2029/30: 0  
  - 2030/31: 0  
  - 2031/32: 0  
  - 2032/33: 0

### Concluding Comments

Site is considered suitable, available and achievable. Now benefits from planning permission and therefore is considered to be deliverable in the short term.

### Concluding Recommendation

Suitable, available and achievable
**Site Name:** Land off Hollow Drive  
**Site Address:** Hollow Drive, Stockton Heath, WA4 2AS  
**Ward:** Stockton Heath  
**Existing Use:** Vacant land

**Gross Site Area (Ha):** 0.36  
**Net Developable Site Area (Ha):** 0.36

**Planning Permission History:** 2016/28485

**Green Belt:** No  
**GF / PDL:** PDL  
**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 9  
**Residual Net Capacity:** 9

**Concluding Comments:** Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5).

**Concluding Recommendation:** Suitable, available and achievable
Site Name: Dingle Farm
Site Address: Dingle Lane, Appleton, WA4 3HR
Ward: Grappenhall
Existing Use: Agricultural / Commercial

Gross Site Area (Ha): 1.98
Net Developable Site Area (Ha): 1.98

Planning Permission History: 2015/25077

Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

Concluding Comments:

Concluding Recommendation: Suitable, available and achievable
Site Name: Land off Knutsford Road / Blackbear Bridge
Site Address: Land off Knutsford Road/ Blackbear Bridge, WA4 1NH
Ward: Latchford East
Existing Use: Dated commercial premises and underutilised land.

Site Address: Land off Knutsford Road/ Blackbear Bridge, WA4 1NH
Ward: Latchford East
Existing Use: Dated commercial premises and underutilised land.

Gross Site Area (Ha): 0.56
Net Developable Site Area (Ha): 0.50

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: Yes
Site Developable Now: No
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 37
Residual Net Capacity: 37

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however being actively promoted as a development opportunity in a relatively strong market area. On this basis the site is therefore considered to be developable in the medium-term (years 6-10) following cessation of any remaining commercial leases.

Concluding Recommendation: Suitable, likely to become available and achievable
Site Name: Lingley Mere Business Park
Site Address: Lingley Mere, Great Sankey, WAS 3LQ
Ward: Great Sankey North & Whittle Hall
Existing Use: Vacant Land

Gross Site Area (Ha): 5.7
Net Developable Site Area (Ha): 4.28

Planning Permission History: 2016/27313

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 275
Residual Net Capacity: 275

Concluding Comments: Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable in the short to medium term (0-10).

Concluding Recommendation: Suitable, available and achievable
**Site Name:** Omega (Remainder)  
**Site Address:** West Side of Burtonwood Road, Warrington, WA5  
**Ward:** Great Sankey North & Whittle Hall  
**Existing Use:** Vacant Land

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<table>
<thead>
<tr>
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<tbody>
<tr>
<td><strong>Gross Site Area (Ha):</strong></td>
<td>46</td>
<td><strong>Net Developable Site Area (Ha):</strong> 34.00</td>
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<tr>
<td><strong>Planning Permission History:</strong></td>
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</table>

| **Green Belt:** | No            |
| **GF / PDL:**   | PDL           |

| **Flood Zone (Highest Risk on site):** | 1 & SW        |
| **Contaminated Land Issues:** | No            |
| **Ground Conditions Issues:** | n/a           |
| **Site Access Issues:** | n/a           |
| **Surrounding Land Issues:** | n/a           |
| **Infrastructure Issues:** | No            |
| **Hazardous Installations Issues:** | No            |
| **Amenity Issues:** | No            |
| **Ownership / Tenancy Issues:** | No            |

| **Active Use:** | No            |
| **Site Developable Now:** | Yes          |
| **Promotion by Owner:** | Yes          |
| **Developer Interest:** | Yes          |
| **Known Demand for Housing:** | Yes          |
| **Similar Sites Developed Nearby in last 5 years:** | Yes          |

| **Recommended Gross Capacity:** | 742           |
| **Residual Net Capacity:** | 742           |

| **Concluding Comments:** | Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5). |

| **Concluding Recommendation:** | Suitable, available and achievable |

| **Deliverable 2018-2023:** | 275           |
|                            | 2018/19:      | 2019/20:     |
|                            | 2022/23: 110  |               |

| **Developable 2023-2028:** | 467           |
|                            | 2023/24: 110  |
|                            | 2025/26: 110  |
|                            | 2027/28: 27   |

| **Developable 2028-2033:** | 0             |
|                            | 2028/29:      |
|                            | 2030/31:      |
|                            | 2032/33:      |

| **2033+:**                  |               |
Site Name: St. Margarets Infant Block
Site Address: Sandy Lane, Warrington, WA2 9AD
Ward: Orford
Existing Use: School Building (infant block)

Gross Site Area (Ha): 0.5
Net Developable Site Area (Ha): 0.45

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 17
Residual Net Capacity: 17

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however being promoted as a redevelopment opportunity and as such is considered to be developable in the medium (6-10) term.

Concluding Recommendation: Suitable, likely to become available and achievable
Site Name: Land off Cedarfield Road
Site Address: Land off Cedarfield Road, Lymm, WA13 9HN
Ward: Lymm North & Thelwall
Existing Use: Open Space

Gross Site Area (Ha): 0.25
Net Developable Site Area (Ha): 0.25

Planning Permission History: 2015/26200

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 7
Residual Net Capacity: 0

Concluding Comments: Site is considered suitable, available and achievable, and development is COMPLETE.

Concluding Recommendation: Suitable, available and achievable
Site Name: Oakdene Nursing Home
Site Address: Off Twiss Green Lane, Culcheth, WA3 4TH
Ward: Culcheth, Glazebury & Croft
Existing Use: Vacant premises

Gross Site Area (Ha): 0.530
Net Developable Site Area (Ha): 0.48

Planning Permission History: 2016/28534
2018/32335

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: Yes
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 9
Residual Net Capacity: 9

Deliverable 2018-2023: 9
2018/19: 9
2019/20: 2019/20:
2020/21: 2020/22:
2022/23:
Developable 2023-2028: 0
2023/24: 2024/25:
2025/26: 2026/27:
2027/28:
Developable 2028-2033: 0
2028/29: 2029/30:
2030/31: 2031/32:
2032/33:
2033+:

Concluding Comments: Site is considered suitable, available and achievable, and benefits from a planning approval for residential development. Site has therefore been included in the 0-5 year supply.

Concluding Recommendation: Suitable, available and achievable
**Site Name:** Land at Rixton New Hall  
**Site Address:** Manchester Road, Rixton, WA3 6HA  
**Ward:** Rixton & Woolston  
**Existing Use:** Farm buildings and agricultural land  

<table>
<thead>
<tr>
<th>Gross Site Area (Ha): 4.82</th>
<th>Net Developable Site Area (Ha): 3.62</th>
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</thead>
</table>

**Planning Permission History:** n/a  

**Green Belt:** Yes  
**GF / PDL:** GF/PDL  
**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No  

**Active Use:** Yes  
**Site Developable Now:** No  
**Promotion by Owner:** No  
**Developer Interest:** No  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes  

**Recommended Gross Capacity:** 2  
**Residual Net Capacity:** 2  

**Concluding Comments:** Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable in the longer term (11-15).  

**Concluding Recommendation:** Suitable, likely to become available and achievable.
Site Name: Sycamore Lane Community Primary School
Site Address: Sycamore Lane, Gt Sankey, WA5 1LA
Ward: Great Sankey South
Existing Use: Primary School

Gross Site Area (Ha): 2.3
Net Developable Site Area (Ha): 1.73

Planning Permission History: n/a

Green Belt: No
GF / PDL: GF/PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 60
Residual Net Capacity: 60.375

Concluding Comments: Site is considered suitable, available and achievable and whilst does not benefit from planning permission is nevertheless likely to be disposed of and developed in the short-term. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

Deliverable 2018-2023: 60
2018/19: 17
2020/21: 17
2021/22: 35
2022/23: 8
2023/24: 8
2024/25: 8
2025/26: 8
2026/27: 8
2027/28: 8
2028/29: 8
2029/30: 8
2030/31: 8
2031/32: 8
2032/33: 8
2033+: 8

Deliverable 2023-2028: 0
2023/24: 0
2024/25: 0
2025/26: 0
2026/27: 0
2027/28: 0
2028/29: 0
2029/30: 0
2030/31: 0
2031/32: 0

Deliverable 2028-2033: 0
2028/29: 0
2029/30: 0
2030/31: 0
2031/32: 0

Concluding Recommendation: Suitable, available and achievable
Site Name: Grappenhall Hall Residential School
Site Address: Church Lane, Grappenhall, WA4 3EU
Ward: Grappenhall
Existing Use: School

Gross Site Area (Ha): 1.7
Net Developable Site Area (Ha): 0.85

Planning Permission History: n/a

Green Belt: Yes
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No

Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 20
Residual Net Capacity: 20

Deliverable 2018-2023: 0
2018/19: 2019/20:
2020/21: 2021/22:
2022/23:

Developable 2023-2028: 20
2023/24: 2024/25:
2025/26: 2026/27: 10
2027/28:

Developable 2028-2033: 0
2028/29: 2029/30:
2030/31: 2031/32:
2032/33:
2033+:

Concluding Comments: Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable in the medium term (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable
Site Name: Land off Hardy Road  
Site Address: Land off Hardy Road, Lymm, WA13 0NX  
Ward: Lymm South  
Existing Use: Paddocks

<table>
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<tr>
<th>Gross Site Area (Ha): 1.9</th>
<th>Net Developable Site Area (Ha): 1.43</th>
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Planning Permission History: n/a

Green Belt: No  
GF / PDL: GF  
Flood Zone (Highest Risk on site): 1 & SW  
Contaminated Land Issues: No  
Ground Conditions Issues: n/a  
Site Access Issues: n/a  
Surrounding Land Issues: n/a  
Infrastructure Issues: No  
Hazardous Installations Issues: No  
Amenity Issues: No  
Ownership / Tenancy Issues: Yes

Active Use: Yes  
Site Developable Now: Yes  
Promotion by Owner: Yes  
Developer Interest: No  
Known Demand for Housing: Yes  
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 43  
Residual Net Capacity: 42.75

Concluding Comments: Site is considered suitable, available and achievable and whilst does not benefit from planning permission is nevertheless likely to be disposed of and developed in the short-term. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable
Site Name: PDC Irwell Road
Site Address: Off Irwell Road, WA4 6BB
Ward: Latchford West
Existing Use: Vacant council offices and disused playing field.

Gross Site Area (Ha): 1.87
Net Developable Site Area (Ha): 1.68

Planning Permission History: n/a

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 50
Residual Net Capacity: 50.49

Concluding Comments: Whilst the site does not currently benefit from planning permission it is considered to be suitable, available and achievable. The site has been identified to be brought forward for residential use by the Council's newly created Housing Company in the medium-term. The site is therefore considered to be developable (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable
**Site Name:** Bewsey Old School  
**Site Address:** Off Lockton Lane, Bewsey, WA5 0BF  
**Ward:** Bewsey & Whitecross  
**Existing Use:** Cleared site

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<td>Flood Zone (Highest Risk on site): 1 &amp; SW</td>
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<tr>
<td>Ownership / Tenancy Issues: No</td>
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</table>

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

<table>
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<tr>
<th>Recommended Gross Capacity: 22</th>
<th>Residual Net Capacity: 21.6</th>
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**Concluding Comments:** Whilst the site does not currently benefit from planning permission it is considered to be suitable, available and achievable. The site has been identified to be brought forward for residential use by the Council's newly created Housing Company in the medium-term. The site is therefore considered to be developable (6-10).

**Concluding Recommendation:** Suitable, likely to become available and achievable
Site Name: Delenty Drive Police Station
Site Address: Delenty Drive, Birchwood, WA3 6AN
Ward: Birchwood
Existing Use: Police Station

<table>
<thead>
<tr>
<th>Gross Site Area (Ha)</th>
<th>Net Developable Site Area (Ha)</th>
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<tbody>
<tr>
<td>0.31</td>
<td>0.31</td>
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</table>

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: Yes

Active Use: Yes
Site Developable Now: No
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: No

Recommended Gross Capacity: 8
Residual Net Capacity: 8

Concluding Comments: Whilst the site does not currently benefit from planning permission it is considered to be suitable, available and achievable. The site has been identified to be brought forward for residential use by the Council's newly created Housing Company in the medium-term. The site is therefore considered to be developable (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable
Site Name: Bridgewater House and Depot
Site Address: Off Sandy Lane, Stockton Heath, WA4 2AY
Ward: Stockton Heath
Existing Use: Council depot and waste transfer station.

Gross Site Area (Ha): 0.43
Net Developable Site Area (Ha): 0.39

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL

Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No

Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 12
Residual Net Capacity: 11.61

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development and remains in operational use. The site is however considered to be developable in the medium term (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable
Site Name: Houghton Hall
Site Address: Greenwood Crescent, Orford, WA2 0DT
Ward: Poplars & Hulme
Existing Use: Care home

| Gross Site Area (Ha): 0.49 | Net Developable Site Area (Ha): 0.44 |

Planning Permission History: 2013/22678

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Deliverable 2018-2023: 21
2018/19: 
2020/21: 10
2022/23: 

Developable 2023-2028: 0
2023/24: 
2025/26: 
2027/28: 

Developable 2028-2033: 0
2028/29: 
2030/31: 
2032/33: 
2033+: 

Concluding Comments: Site is considered suitable, available and achievable and whilst does not benefit from planning permission is nevertheless likely to be disposed of and developed in the short-term. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable
**Site Name:** Harrison Square  
**Site Address:** Longshaw Street, Bewsey, WA5 0HQ  
**Ward:** Bewsey & Whitecross  
**Existing Use:** Commercial units

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<tr>
<th>Gross Site Area (Ha): 0.36</th>
<th>Net Developable Site Area (Ha): 0.36</th>
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<td><strong>Planning Permission History:</strong> 2015/26262</td>
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**Green Belt:** No  
**GF / PDL:** PDL  
**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 24  
**Residual Net Capacity:** 13

**Concluding Comments:** Site is considered suitable, available and achievable and benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

**Concluding Recommendation:** Suitable, available and achievable
Site Name: Rear of former Hewden Tool Hire
Site Address: Laburnum Lane, Gt Sankey, WA5 3LE
Ward: Great Sankey North
Existing Use: Vacant

| Gross Site Area (Ha): 0.42 | Net Developable Site Area (Ha): 0.378 |

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: No
Site Developable Now: Yes
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 11.34
Residual Net Capacity: 11.34

Concluding Comments: Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable in the longer term (11-15).

Concluding Recommendation: Suitable, likely to become available and achievable
**Site Name:** Whispers, Green Lane  
**Site Address:** Whispers, Green Lane, Winwick, WA2 8SE  
**Ward:** Burtonwood & Winwick  
**Existing Use:** Residential curtilage

<table>
<thead>
<tr>
<th>Gross Site Area (Ha)</th>
<th>Net Developable Site Area (Ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.42</td>
<td>0.38</td>
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**Planning Permission History:** n/a

**Green Belt:** No  
**GF / PDL:** GF  
**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** Yes  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** No  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 4  
**Residual Net Capacity:** 4

**Concluding Comments:** Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however being promoted for development with recent pre-application discussions. The site is therefore considered to be deliverable in the 0-5 year period.

**Concluding Recommendation:** Suitable, available and achievable
**Site Name:** Boulting Electrical Systems  
**Site Address:** Chapel Road, Penketh, WA5 2PR  
**Ward:** Penketh & Cuerdley  
**Existing Use:** Industrial unit / office

<table>
<thead>
<tr>
<th>Gross Site Area (Ha): 0.48</th>
<th>Net Developable Site Area (Ha): 0.43</th>
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</thead>
<tbody>
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**Active Use:** Yes  
**Site Developable Now:** No  
**Promotion by Owner:** Yes  
**Developer Interest:** No  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 8  
**Residual Net Capacity:** 8

**Concluding Comments:** Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable in the medium / longer-term (11-15).

**Concluding Recommendation:** Suitable, likely to become available and achievable
Site Name: Midland Way / Priestley Street Garage
Site Address: Warrington, WA1 1UE
Ward: Bewsey & Whitecross
Existing Use: Tile showroom

Gross Site Area (Ha): 0.39
Net Developable Site Area (Ha): 0.39

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 25
Residual Net Capacity: 25

Deliverable 2018-2023: 0
2018/19: 2019/20:
2020/21: 2021/22:
2022/23:

Developable 2023-2028: 0
2023/24: 2024/25:
2025/26: 2026/27:
2027/28:

Developable 2028-2033: 25
2028/29: 2029/30:
2030/31: 25 2031/32:
2032/33:
2033+:

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is however considered to be developable in the longer term (11-15).

Concluding Recommendation: Suitable, likely to become available and achievable
**Site Name:** ALDI Store  
**Site Address:** Crosfield Street, Warrington, WA1 1UD  
**Ward:** Bewsey & Whitecross  
**Existing Use:** ALDI superstore.

<table>
<thead>
<tr>
<th>Gross Site Area (Ha)</th>
<th>Net Developable Site Area (Ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.65</td>
<td>0.59</td>
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</tbody>
</table>

**Planning Permission History:** n/a

**Green Belt:** No  
**GF / PDL:** PDL  
**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** Yes  
**Site Developable Now:** No  
**Promotion by Owner:** No  
**Developer Interest:** No  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes  

**Recommended Gross Capacity:** 46  
**Residual Net Capacity:** 46

**Concluding Comments:** Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is however considered to be developable in the longer term (11-15).

**Concluding Recommendation:** Suitable, likely to become available and achievable
Site Name: Portland Trade Park
Site Address: Tanners Lane/Erwood Street, Warrington, WA2 7NS
Ward: Bewsey & Whitecross
Existing Use: Trade park

Gross Site Area (Ha): 0.58  │  Net Developable Site Area (Ha): 0.52

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 35
Residual Net Capacity: 35

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is however considered to be developable in the longer term (11-15).

Concluding Recommendation: Suitable, likely to become available and achievable
**Site Name:** Pinners Brow Retail Park  
**Site Address:** Pinners Brow, Warrington, WA2 7XA  
**Ward:** Bewsey & Whitecross  
**Existing Use:** Retail Park

<table>
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<th>Gross Site Area (Ha): 1.98</th>
<th>Net Developable Site Area (Ha): 1.49</th>
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**Planning Permission History:** n/a

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<th>Flood Zone (Highest Risk on site): 1 &amp; SW</th>
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<tr>
<th>Contaminated Land Issues: No</th>
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<tr>
<th>Ground Conditions Issues: n/a</th>
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<tr>
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<tr>
<th>Surrounding Land Issues: n/a</th>
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<tr>
<th>Infrastructure Issues: No</th>
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<table>
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<tr>
<th>Ownership / Tenancy Issues: No</th>
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**Active Use:** Yes  
**Site Developable Now:** No  
**Promotion by Owner:** No  
**Developer Interest:** No  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 74  
**Residual Net Capacity:** 74.25

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<td>2018/19:</td>
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<td>2020/21:</td>
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<td>2028/29:</td>
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<td>2030/31: 10</td>
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<tr>
<td>2032/33: 29</td>
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<tr>
<td>2033+:</td>
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**Concluding Comments:** Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is considered to be a long term opportunity developable (11-15) within the plan period, as it is likely to be a latter phase of the Stadium Quarter build out.

**Concluding Recommendation:** Suitable, likely to become available and achievable
Site Name: Former Cabinet Works and Vicinity
Site Address: Cairo Street/Barbauld Street, Warrington, WA1 1EH
Ward: Bewsey & Whitecross
Existing Use: Vacant land

Gross Site Area (Ha): 0.28  Net Developable Site Area (Ha): 0.28

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL

Flood Zone (Highest Risk on site): 1
Contaminated Land Issues: No

Ground Conditions Issues: No known issues in this locality. Although part of the site is a graveyard and would evidently be excluded from the net developable area.

Site Access Issues: n/a
Surrounding Land Issues: No
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development and requires a sensitive design solution. The site is therefore considered to be developable (6-10) given the landowner is promoting development in the short term, as evidenced through recent pre-application discussions.

Concluding Recommendation: Suitable, available and achievable
**Site Name:** Site of former Andrew Harris furniture  
**Site Address:** Dial Street, Warrington, WA1 2PA  
**Ward:** Bewsey & Whitecross  
**Existing Use:** Gym (Us Class D2).

<table>
<thead>
<tr>
<th>Gross Site Area (Ha)</th>
<th>Net Developable Site Area (Ha)</th>
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<tbody>
<tr>
<td>0.42</td>
<td>0.38</td>
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</table>

**Planning Permission History:** n/a  

**Green Belt:** No  
**GF / PDL:** PDL  
**Flood Zone (Highest Risk on site):** 2  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** Yes  
**Site Developable Now:** No  
**Promotion by Owner:** No  
**Developer Interest:** No  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 49.14  
**Residual Net Capacity:** 49.14

**Deliverable 2018-2023:** 0
- 2018/19:  
- 2020/21:  
- 2022/23:  

**Developable 2023-2028:** 0
- 2023/24:  
- 2025/26:  
- 2027/28:  

**Developable 2028-2033:** 49
- 2028/29:  
- 2030/31: 16  
- 2032/33: 17  
- 2033+:  

**Concluding Comments:** Site is considered suitable and achievable but does not currently benefit from a planning approval for residential development. An alternative use has recently been established within the unit, consequently the site is currently unavailable and redevelopment aspirations are therefore reliant upon any future acquisition. On this basis, the site retains potential to be developable in the longer term (11-15) given the links to wider Council aspirations and intentions for town centre regeneration.

**Concluding Recommendation:** Suitable, likely to become available and achievable
Site Name: Land at Crossley Street
Site Address: Warrington, WA1 2PD
Ward: Fairfield & Howley
Existing Use: Mixed use commercial and retail works.

Gross Site Area (Ha): 0.25  Net Developable Site Area (Ha): 0.25

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a

Surrounding Land Issues: Potential noise issues owing to main road/junction location with mixed uses surrounding. Issues could likely be mitigated through the introduction of appropriate noise attenuation measures.
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 32.5
Residual Net Capacity: 32.5

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is however considered to be developable in the longer term (11-15).

Concluding Recommendation: Suitable, likely to become available and achievable
**Site Name:** General Street Metal Works  
**Site Address:** General Street, Warrington, WA1 2TE  
**Ward:** Fairfield & Howley  
**Existing Use:** Scrap/metal merchants

<table>
<thead>
<tr>
<th>Gross Site Area (Ha): 0.34</th>
<th>Net Developable Site Area (Ha): 0.34</th>
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</thead>
</table>

**Planning Permission History:** n/a

**Green Belt:** No  
**GF / PDL:** PDL  
**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** Yes  
**Site Developable Now:** No  
**Promotion by Owner:** No  
**Developer Interest:** No  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 44.2  
**Residual Net Capacity:** 44.2

**Concluding Comments:** Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is however considered to be developable in the longer term (11-15).

**Concluding Recommendation:** Suitable, likely to become available and achievable
Site Name: Former K&N Works
Site Address: Lythgoes Lane, Warrington, WA2 7XE
Ward: Bewsey & Whitecross
Existing Use: Vacant building and yard.

<table>
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<tr>
<th>Gross Site Area (Ha): 0.32</th>
<th>Net Developable Site Area (Ha): 0.32</th>
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<td>Flood Zone (Highest Risk on site): 1 &amp; SW</td>
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<td>Hazardous Installations Issues: No</td>
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<tr>
<td>Ownership / Tenancy Issues: No</td>
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Active Use: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 38
Residual Net Capacity: 38

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is however considered to be developable in the longer term (11-15).

Concluding Recommendation: Suitable, likely to become available and achievable
Site Name: Land enclosed by Hopwood Street, School Brow and Crossley Street
Site Address: Warrington, WA1 2TA
Ward: Fairfield & Howley
Existing Use: Retail park.

<table>
<thead>
<tr>
<th>Gross Site Area (Ha): 0.93</th>
<th>Net Developable Site Area (Ha): 0.84</th>
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</thead>
<tbody>
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<td>GF / PDL: PDL</td>
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<tr>
<td>Flood Zone (Highest Risk on site): 1 &amp; SW</td>
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<td>Contaminated Land Issues: No</td>
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<td>Surrounding Land Issues: n/a</td>
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<td>Infrastructure Issues: No</td>
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<td>Hazardous Installations Issues: No</td>
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<td>Amenity Issues: No</td>
<td></td>
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<tr>
<td>Ownership / Tenancy Issues: No</td>
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</table>

| Active Use: Yes |
| Site Developable Now: No |
| Promotion by Owner: No |
| Developer Interest: No |
| Known Demand for Housing: Yes |
| Similar Sites Developed Nearby in last 5 years: Yes |

| Recommended Gross Capacity: 42 |
| Residual Net Capacity: 41.85 |

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development and remains in active use. The site is however considered to be developable in the medium term (6-10) once emerging redevelopment plans and proposals in this locality are more advanced.

Concluding Recommendation: Suitable, likely to become available and achievable
Site Name: Wharf Industrial Estate
Site Address: Wharf Street, Warrington
Ward: Fairfield & Howley
Existing Use: Industrial Estate.

Gross Site Area (Ha): 4.86
Net Developable Site Area (Ha): 3.65
Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 3a
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: Site adjacent to an established residential area to the north and the River Mersey to the south and east. Proximity to retail park to the west not considered to be an issue.
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: Yes

Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 129
Residual Net Capacity: 129

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development and the site is not currently being promoted despite previous pre-applications. The site is however considered to be developable in the medium term (6-10) given a strong desire to secure a new use for this significant Town Centre site.

Concluding Recommendation: Suitable, likely to become available and achievable
Site Name: Land adjacent to Bridge House
Site Address: Stockport Road, Grappenhall, WA4 2SZ
Ward: Lymm North & Thelwall
Existing Use: Vacant

Gross Site Area (Ha): 0.61
Net Developable Site Area (Ha): 0.61

Planning Permission History: 2014/24149

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 4
Residual Net Capacity: 0

Concluding Comments: Site is considered suitable, available and achievable, and development is COMPLETE.

Concluding Recommendation: Suitable, available and achievable
### Site Name: Land to the rear of The Foxes

**Site Address:** Firs Lane, Appleton, WA4 5LD  
**Ward:** Appleton  
**Existing Use:** Residential curtilage

<table>
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<tr>
<th>Gross Site Area (Ha): 0.4</th>
<th>Net Developable Site Area (Ha): 0.4</th>
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**Planning Permission History:** 2013/21920

**Green Belt:** No  
**GF / PDL:** GF  
**Flood Zone (Highest Risk on site):** 1 & SW

**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 1  
**Residual Net Capacity:** 0

**Concluding Comments:** Site is considered suitable, available and achievable, and development is COMPLETE.

**Concluding Recommendation:** Suitable, available and achievable
Site Name: Dennow Farm  
Site Address: Firs Lane, Appleton, WA4 5LF  
Ward: Appleton  
Existing Use: Office

<table>
<thead>
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<tbody>
<tr>
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Planning Permission History: 2014/23011

Green Belt: Yes  
GF / PDL: GF  
Flood Zone (Highest Risk on site): 1 & 5W  
Contaminated Land Issues: No  
Ground Conditions Issues: n/a  
Site Access Issues: n/a  
Surrounding Land Issues: n/a  
Infrastructure Issues: No  
Hazardous Installations Issues: No  
Amenity Issues: No  
Ownership / Tenancy Issues: No

Active Use: Yes  
Site Developable Now: Yes  
Promotion by Owner: Yes  
Developer Interest: Yes  
Known Demand for Housing: Yes  
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 1  
Residual Net Capacity: 1

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

Deliverable 2018-2023: 1
2018/19: 1  
2020/21: 1  
2021/22: 1

Developable 2023-2028: 0
2023/24: 0  
2024/25: 0  
2025/26: 0  
2026/27: 0

Developable 2028-2033: 0
2028/29: 0  
2029/30: 0  
2030/31: 0  
2031/32: 0

2032/33: 0  
2033+: 0
Site Name: Rhinewood Hotel
Site Address: Glazebrook Lane, Glazebrook, WA3 5BB
Ward: Rixton & Woolston
Existing Use: Hotel

| Gross Site Area (Ha): 0.92 | Net Developable Site Area (Ha): 0.83 |

Planning Permission History: 2014/24573

Green Belt: Yes
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: Yes
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: No

Recommended Gross Capacity: 36
Residual Net Capacity: 0

Concluding Comments: Site is considered suitable, available and achievable, and development is COMPLETE.

Concluding Recommendation: Suitable, available and achievable
**Site Name:** Former Willowpool Nurseries site  
**Site Address:** 25 Burford Lane, Lymm, WA13 0SH  
**Ward:** Lymm South  
**Existing Use:** Former garden centre and nursery

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<tr>
<td></td>
<td>2026/27:</td>
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<tr>
<td></td>
<td>2027/28:</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Deliverable 2028-2033: 0</th>
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<tbody>
<tr>
<td>2028/29:</td>
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<tr>
<td>2029/30:</td>
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<td>2030/31:</td>
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<td>2031/32:</td>
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<tr>
<td>2032/33:</td>
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<tr>
<td>2033+:</td>
</tr>
</tbody>
</table>

**Concluding Comments:** Site currently benefits from a planning approval for residential development and is evidently available. Capacity is therefore considered to be deliverable within forthcoming years (0-5 land supply).

**Concluding Recommendation:** Suitable, available and achievable
### Site Name: Former Orford Farm

**Site Address:** School Road, Orford, WA2 9BW  
**Ward:** Orford  
**Existing Use:** Residential

<table>
<thead>
<tr>
<th>Gross Site Area (Ha): 0.53</th>
<th>Net Developable Site Area (Ha): 0.53</th>
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</thead>
<tbody>
<tr>
<td><strong>Planning Permission History:</strong> 2014/24291</td>
<td></td>
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</table>

**Green Belt:** No  
**GF / PDL:** PDL  
**Flood Zone (Highest Risk on site):** 1 & SW

<table>
<thead>
<tr>
<th>Contaminated Land Issues: No</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Ground Conditions Issues:</strong> n/a</td>
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<td><strong>Site Access Issues:</strong> n/a</td>
</tr>
<tr>
<td><strong>Surrounding Land Issues:</strong> n/a</td>
</tr>
<tr>
<td><strong>Infrastructure Issues:</strong> No</td>
</tr>
<tr>
<td><strong>Hazardous Installations Issues:</strong> No</td>
</tr>
<tr>
<td><strong>Amenity Issues:</strong> No</td>
</tr>
<tr>
<td><strong>Ownership / Tenancy Issues:</strong> No</td>
</tr>
</tbody>
</table>

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 33  
**Residual Net Capacity:** 33

| **Concluding Comments:** Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. However, the site has had planning permission previously for residential use and is being promoted by the landowner. Therefore, it is still considered to be developable in the 0-5 year period. |

<table>
<thead>
<tr>
<th><strong>Concluding Recommendation:</strong> Suitable, available and achievable</th>
<th><strong>Deliverable 2018-2023:</strong> 33</th>
</tr>
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<tbody>
<tr>
<td><strong>2018/19:</strong></td>
<td><strong>2019/20:</strong></td>
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<tr>
<td><strong>2020/21:</strong> 33</td>
<td><strong>2021/22:</strong></td>
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<td><strong>Developable 2028-2033:</strong> 0</td>
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<td><strong>2028/29:</strong></td>
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<td><strong>2030/31:</strong></td>
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<td><strong>2032/33:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>2033+:</strong></td>
<td></td>
</tr>
</tbody>
</table>
Site Name: Hawthorne Business Park
Site Address: Hawthorne Street, Warrington, WA5 0BT
Ward: Bewsey & Whitecross
Existing Use: Industrial Estate

Gross Site Area (Ha): 1.03  Net Developable Site Area (Ha): 0.93

Planning Permission History: 2016/29157

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: Yes
Site Developable Now: No
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 46
Residual Net Capacity: 46

Deliverable 2018-2023: 46
2018/19: 2019/20: 10
2022/23:

Developable 2023-2028: 0
2023/24: 2024/25:
2025/26: 2026/27:
2027/28:

Developable 2028-2033: 0
2028/29: 2029/30:
2030/31: 2031/32:
2032/33:
2033+:

Concluding Comments: The site is considered suitable, available and achievable and whilst it does not currently benefit from a detailed planning approval for residential development it has recently been subject to a full planning application (2016/29157). The site is therefore considered to be deliverable in the short (0-5).

Concluding Recommendation: Suitable, available and achievable
Site Name: Land south of Wilson Patten Street (inc former Mr Smiths)
Site Address: Warrington, WA1 1HN
Ward: Bewsey & Whitecross
Existing Use: Mixed use

Gross Site Area (Ha): 3.4  Net Developable Site Area (Ha): 2.38

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 3a
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: Waterfront and gateway location which should influence the design and layout of any future proposals.
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: Yes - Further evidence required

Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: No

Recommended Gross Capacity: 300
Residual Net Capacity: 299.88

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is therefore considered developable from the medium term onwards (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable
**Site Name:** New Town House  
**Site Address:** Buttermarket Street, Warrington, WA1 2NH  
**Ward:** Bewsey & Whitecross  
**Existing Use:** Offices

<table>
<thead>
<tr>
<th>Gross Site Area (Ha): 0.82</th>
<th>Net Developable Site Area (Ha): 0.74</th>
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</thead>
<tbody>
<tr>
<td>Planning Permission History: n/a</td>
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</table>

**Green Belt:** No  
**GF / PDL:** PDL  
**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** Gateway position in commercial setting - expected landmark apartment buildings as design solution.  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** Yes  
**Site Developable Now:** No  
**Promotion by Owner:** No  
**Developer Interest:** No  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** No

**Recommended Gross Capacity:** 203  
**Residual Net Capacity:** 202.95

**Concluding Comments:** Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is therefore considered developable from the medium term onwards (6-10).

**Concluding Recommendation:** Suitable, likely to become available and achievable

---

**Deliverable 2018-2023:** 0  
- 2018/19:  
- 2020/21:  
- 2022/23:  

**Developable 2023-2028:** 127  
- 2023/24:  
- 2025/26: 17  
- 2027/28: 55

**Developable 2028-2033:** 76  
- 2028/29: 55  
- 2029/30: 21  
- 2030/31:  
- 2032/33:  
- 2033+:  

---
Site Name: 20 Dallam Lane
Site Address: Warrington, WA2 7NG
Ward: Bewsey & Whitecross
Existing Use: Health Centre

<table>
<thead>
<tr>
<th>Gross Site Area (Ha): 0.27</th>
<th>Net Developable Site Area (Ha): 0.09</th>
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</table>

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: Residential development to rear is within Bewsey Street Conservation Area and designated as a Grade II listed building. Influences potential design and layout (including height, bulk and massing) and also due to shape of the plot appropriate separation distance.
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: No

Recommended Gross Capacity: 9
Residual Net Capacity: 9

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is therefore considered developable from the medium term onwards (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable
Site Name: Land bounded by Haydock Street, Ashton Street and John Street
Site Address: Warrington, WA2 7UW
Ward: Bewsey & Whitecross
Existing Use: Commercial garage and depot

Gross Site Area (Ha): 0.38
Net Developable Site Area (Ha): 0.38

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: Proximity to industrial estate units may require suitable buffers unless those sites are also included within wider regeneration of this area (as proposed in Stadium Quarter masterplan)
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: Yes - Further evidence required

Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: No

Recommended Gross Capacity: 38
Residual Net Capacity: 38

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is therefore considered developable from the medium term onwards (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable
**Site Name:** Land bounded by Winwick Road, Orford Lane and Bluecoat Street  
**Site Address:** Warrington, WA2 7AZ  
**Ward:** Orford  
**Existing Use:** Commercial garages, public house, retail units and residential properties

<table>
<thead>
<tr>
<th>Gross Site Area (Ha): 1.61</th>
<th>Net Developable Site Area (Ha): 1.45</th>
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**Planning Permission History:** n/a

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<tbody>
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<table>
<thead>
<tr>
<th>Flood Zone (Highest Risk on site): 1 &amp; SW</th>
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<tbody>
<tr>
<td>Contaminated Land Issues: No</td>
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<td>Ground Conditions Issues: n/a</td>
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<td>Site Access Issues: n/a</td>
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<td>Surrounding Land Issues: n/a</td>
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<td>Infrastructure Issues: No</td>
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<td>Hazardous Installations Issues: No</td>
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<tr>
<td>Amenity Issues: No</td>
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<tr>
<td>Ownership / Tenancy Issues: Yes – Further evidence required</td>
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</table>

**Active Use:** Yes  
**Site Developable Now:** No  
**Promotion by Owner:** No  
**Developer Interest:** No  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** No  

**Recommended Gross Capacity:** 80  
**Residual Net Capacity:** 79.69

**Concluding Comments:** Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is therefore considered developable in the long term (11-15).

**Concluding Recommendation:** Suitable, likely to become available and achievable
**Site Name:** The Harrison Centre  
**Site Address:** Boulting Avenue, Dallam, WA5 0HG  
**Ward:** Bewsey & Whitecross  
**Existing Use:** Community centre

<table>
<thead>
<tr>
<th>Gross Site Area (Ha): 1.14</th>
<th>Net Developable Site Area (Ha): 1.03</th>
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**Planning Permission History:** 2016/28746

**Green Belt:** No  
**GF / PDL:** PDL  
**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** Yes  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes  

**Recommended Gross Capacity:** 21  
**Residual Net Capacity:** 21

**Concluding Comments:** Site currently benefits from a planning approval for residential development and is evidently available. Capacity is therefore considered to be deliverable within 0-5 period.

**Concluding Recommendation:** Suitable, available and achievable
**Site Name:** Holcroft Grange  
**Site Address:** Jackson Avenue, Culcheth, WA3 4DZ  
**Ward:** Culcheth, Glazebury & Croft  
**Existing Use:** Care home

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<tr>
<th>Gross Site Area (Ha): 0.47</th>
<th>Net Developable Site Area (Ha): 0.42</th>
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**Planning Permission History:** n/a

**Green Belt:** No  
**GF / PDL:** PDL  
**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** Yes  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** Yes

**Active Use:** No  
**Site Developable Now:** No  
**Promotion by Owner:** Yes  
**Developer Interest:** No  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** No

<table>
<thead>
<tr>
<th>Recommended Gross Capacity: 14.805</th>
<th>Residual Net Capacity: 15</th>
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</table>

**Concluding Comments:** Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is therefore considered developable in the long term (11-15).

**Concluding Recommendation:** Suitable, likely to become available and achievable
Site Name: Former Fox Wood School  
Site Address: Chatfield Drive, Birchwood, WA3 6QW  
Ward: Birchwood  
Existing Use: Former school  

<table>
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<tr>
<th>Gross Site Area (Ha):</th>
<th>1.32</th>
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<tbody>
<tr>
<td>Net Developable Site Area (Ha):</td>
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Planning Permission History: n/a  

Green Belt: No  
GF / PDL: PDL  
Flood Zone (Highest Risk on site): 1 & SW  
Contaminated Land Issues: No  
Ground Conditions Issues: n/a  
Site Access Issues: n/a  
Surrounding Land Issues: n/a  
Infrastructure Issues: No  
Hazardous Installations Issues: No  
Amenity Issues: No  
Ownership / Tenancy Issues: No  

Active Use: No  
Site Developable Now: Yes  
Promotion by Owner: Yes  
Developer Interest: Yes  
Known Demand for Housing: Yes  
Similar Sites Developed Nearby in last 5 years: Yes  

Recommended Gross Capacity: 23  
Residual Net Capacity: 23.1  

Concluding Comments: Site is considered suitable, available and achievable and whilst does not benefit from planning permission is nevertheless likely to be disposed of and developed in the short-term. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable
**Site Name:** Former Elm Tree Inn and Bridge Inn  
**Site Address:** Phipps Lane, Burtonwood, WA5 4HX  
**Ward:** Burtonwood & Winwick  
**Existing Use:** Vacant

<table>
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<tr>
<th>Gross Site Area (Ha):</th>
<th>Net Developable Site Area (Ha):</th>
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<tbody>
<tr>
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**Planning Permission History:** 2015/27007

**Green Belt:** No  
**GF / PDL:** GF/PDL  
**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** No

**Recommended Gross Capacity:** 18  
**Residual Net Capacity:** 18

**Concluding Comments:** Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

**Concluding Recommendation:** Suitable, available and achievable
Site Name: Land at Boarded Barn Farm
Site Address: Birchbrook Road, Lymm, WA13 9RZ
Ward: Lymm North & Thelwall
Existing Use: Mixed use

<table>
<thead>
<tr>
<th>Gross Site Area (Ha): 1.02</th>
<th>Net Developable Site Area (Ha): 0.91</th>
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Planning Permission History: n/a

Green Belt: Yes
GF / PDL: GF/PDL

Flood Zone (Highest Risk on site): 1 & SW

Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: Yes
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: Yes
Site Developable Now: No
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 4
Residual Net Capacity: 4

Concluding Comments: Site is considered suitable but development is currently constrained by Green Belt designation. Although it can be assumed that small scale redevelopment may be acceptable, due to openness considerations and an absence of a specific scheme the net developable area is necessarily restricted. Capacity based on estimate from number of existing buildings.

Concluding Recommendation: Suitable, available and achievable
Site Name: Land North of Farmers Arms
Site Address: Rushgreen Road, Lymm, WA13 9RD
Ward: Lymm North & Thelwall
Existing Use: Car park

Gross Site Area (Ha): 0.31
Net Developable Site Area (Ha): 0.31

Planning Permission History: 2015/26780

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: n/a
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 10
Residual Net Capacity: 2

Concluding Comments: Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable
Site Name: Land at Peel Cottage
Site Address: Radley Lane, Houghton Green, WA2 0SY
Ward: Poplars & Hulme
Existing Use: Residential curtilage

Gross Site Area (Ha): 0.4
Net Developable Site Area (Ha): 0.4

Planning Permission History: n/a

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: Yes
Site Developable Now: No
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 4
Residual Net Capacity: 4

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. Therefore it is considered to be deliverable in the medium term (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable
### Site Name: The Royal British Legion

**Site Address:** 99 Greystone Road, Penketh, Warrington, WA5 2ER  
**Ward:** Penketh & Cuerdley  
**Existing Use:** Assembly/leisure

<table>
<thead>
<tr>
<th>Gross Site Area (Ha): 0.85</th>
<th>Net Developable Site Area (Ha): 0.77</th>
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**Planning Permission History:** n/a

**Green Belt:** No  
**GF / PDL:** PDL  
**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

<table>
<thead>
<tr>
<th>Recommended Gross Capacity: 26</th>
<th>Residual Net Capacity: 26</th>
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**Concluding Comments:** Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. Therefore it is considered to be deliverable in the medium term (6-10).

**Concluding Recommendation:** Suitable, likely to become available and achievable
**Site Name:** Radley Cottage  
**Site Address:** Radley Lane, Houghton Green, Warrington, WA2 0SZ  
**Ward:** Poplars & Hulme  
**Existing Use:** Vacant Land  

<table>
<thead>
<tr>
<th>Gross Site Area (Ha)</th>
<th>Net Developable Site Area (Ha)</th>
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<tbody>
<tr>
<td>1.87</td>
<td>1.68</td>
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</tbody>
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**Planning Permission History:** n/a

**Green Belt:** No  
**GF / PDL:** PDL  
**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** Yes  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** No  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes  

<table>
<thead>
<tr>
<th>Recommended Gross Capacity</th>
<th>Residual Net Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>42</td>
<td>42</td>
</tr>
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</table>

**Concluding Comments:** Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development and is unlikely to come forward without access improvements being provided by the wider Peel Hall site (Site Ref: 1506) that is being promoted. Therefore it is considered to be deliverable in the medium term (6-10).

**Concluding Recommendation:** Suitable, likely to become available and achievable
**Site Name:** Top Farm, Higher Lane  
**Site Address:** Lymm, Warrington, WA13 0RW  
**Ward:** Lymm South  
**Existing Use:** Agriculture

<table>
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<th>Value</th>
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<td>Flood Zone (Highest Risk on site)</td>
<td>1 &amp; SW</td>
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<tr>
<td>Contaminated Land Issues</td>
<td>No</td>
</tr>
<tr>
<td>Ground Conditions Issues</td>
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<tr>
<td>Site Access Issues</td>
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<tr>
<td>Surrounding Land Issues</td>
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<tr>
<td>Infrastructure Issues</td>
<td>No</td>
</tr>
<tr>
<td>Hazardous Installations Issues</td>
<td>No</td>
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<tr>
<td>Amenity Issues</td>
<td>No</td>
</tr>
<tr>
<td>Ownership / Tenancy Issues</td>
<td>No</td>
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</tbody>
</table>

**Concluding Comments:** Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

**Concluding Recommendation:** Suitable, available and achievable
Site Name: Cop Holt Farm
Site Address: Newton Road, Winwick, Warrington, WA2 8SH
Ward: Burtonwood & Winwick
Existing Use: Residential

Gross Site Area (Ha): 0.28
Net Developable Site Area (Ha): 0.28

Planning Permission History: 2015/26713

Green Belt: Yes
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 1
Residual Net Capacity: 0

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable
### Site Details

**Site Name:** Units 1 & 2  
**Site Address:** Barsbank Lane, Lymm, Warrington, WA13 0ER  
**Ward:** Lymm South  
**Existing Use:** Industrial Units

<table>
<thead>
<tr>
<th>Gross Site Area (Ha)</th>
<th>Net Developable Site Area (Ha)</th>
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</thead>
<tbody>
<tr>
<td>0.3</td>
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</table>

**Planning Permission History:** 2015/26712

**Green Belt:** No  
**GF / PDL:** PDL  
**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

### Concluding Comments

- **Active Use:** No  
- **Site Developable Now:** Yes  
- **Promotion by Owner:** Yes  
- **Developer Interest:** Yes  
- **Known Demand for Housing:** Yes  
- **Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 7  
**Residual Net Capacity:** 7

### Concluding Recommendation

- **Suitable, available and achievable**

### Deliverable Analysis

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</tr>
</tbody>
</table>
Site Name: 20 Beatrice Street
Site Address: Beatrice Street, WA4 1DR
Ward: Latchford West
Existing Use: Industrial

Gross Site Area (Ha): 0.41
Net Developable Site Area (Ha): 0.369

Planning Permission History: 2016/27350

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 18
Residual Net Capacity: 18

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable

Deliverable 2018-2023: 18
2018/19: 10
2020/21: 10
2021/22: 8
2022/23:

Developable 2023-2028: 0
2023/24: 0
2024/25: 0
2025/26: 0
2026/27: 0
2027/28:

Developable 2028-2033: 0
2028/29: 0
2029/30: 0
2030/31: 0
2031/32: 0
2032/33:
2033+: 0
Site Name: Former station goods yard
Site Address: Off Green Lane, Padgate, WA1 4HU
Ward: Poulton North
Existing Use: Vacant land

Gross Site Area (Ha): 0.82
Net Developable Site Area (Ha): 0.738

Planning Permission History: 2016/29398

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 31
Residual Net Capacity: 31

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable
Site Name: Former Bayleaf PH
Site Address: Harpers Road, Fearnhead, WA2 0PB
Ward: Poulton North
Existing Use: Vacant building and car park

Gross Site Area (Ha): 1.01  Net Developable Site Area (Ha): 0.909

Planning Permission History: 2016/27896
2017/31033

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes
Recommended Gross Capacity: 93
Residual Net Capacity: 93

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable
**Site Name:** The Old Stables  
**Site Address:** Marsh Lane, Cuerdley, WA5 2UN  
**Ward:** Penketh & Cuerdley  
**Existing Use:** Vacant Building

<table>
<thead>
<tr>
<th>Gross Site Area (Ha)</th>
<th>Net Developable Site Area (Ha)</th>
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<tbody>
<tr>
<td>0.25</td>
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</tbody>
</table>

**Planning Permission History:** 2016/27379

**Green Belt:** Yes  
**GF / PDL:** PDL  
**Flood Zone (Highest Risk on site):** 1 & SW

**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Concluding Comments:** Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

**Concluding Recommendation:** Suitable, available and achievable
### Site Name: Thelwall Heyes

**Site Address:** Cliff Lane, Grappenhall, WA4 2TS  
**Ward:** Lymm North & Thelwall  
**Existing Use:** Vacant Building

<table>
<thead>
<tr>
<th>Gross Site Area (Ha)</th>
<th>Net Developable Site Area (Ha)</th>
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</thead>
<tbody>
<tr>
<td>0.3</td>
<td>0.3</td>
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</tbody>
</table>

**Planning Permission History:** 2016/28135

**Green Belt:** Yes  
**GF / PDL:** GF/PDL

**Flood Zone (Highest Risk on site):** 1

**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a

**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a

**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No

**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 1  
**Residual Net Capacity:** 1

**Concluding Comments:** Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

**Concluding Recommendation:** Suitable, available and achievable
Site Name: Old Barn at Agden Lane Farm
Site Address: Agden Lane, Lymm, WA13 0UQ
Ward: Lymm South
Existing Use: Agricultural building

Gross Site Area (Ha): 0.5
Net Developable Site Area (Ha): 0.5

Planning Permission History: 2016/28830

Green Belt: Yes
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No

Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 2
Residual Net Capacity: 2

Deliverable 2018-2023: 2
2018/19: 2019/20: 2
2020/21: 2021/22:
2022/23:

Developable 2023-2028: 0
2023/24: 2024/25:
2025/26: 2026/27:
2027/28:

Developable 2028-2033: 0
2028/29: 2029/30:
2030/31: 2031/32:
2032/33:
2033+:

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable
### Site Information

**Site Name:** 12 Dam Lane  
**Site Address:** Croft, WA3 7HF  
**Ward:** Culcheth, Glazebury and Croft  
**Existing Use:** Residential

<table>
<thead>
<tr>
<th>Gross Site Area (Ha)</th>
<th>Net Developable Site Area (Ha)</th>
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<tbody>
<tr>
<td>0.26</td>
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</table>

**Planning Permission History:** 2016/29150

**Green Belt:** Yes  
**GF / PDL:** PDL  
**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 1  
**Residual Net Capacity:** 1

**Concluding Comments:** Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

**Concluding Recommendation:** Suitable, available and achievable
Site Name: Land behind the Harrison Centre
Site Address: Boulting Avenue, Dallam, WA5 0HG
Ward: Bewsey and Whitecross
Existing Use: Playing fields

Gross Site Area (Ha): 0.52
Net Developable Site Area (Ha): 0.52

Planning Permission History: 2016/29254

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 20
Residual Net Capacity: 20

Deliverable 2018-2023: 20
2018/19: 20
2020/21: 20
2021/22: 20
2022/23: 20
2023/24: 20
2024/25: 20
2025/26: 20
2026/27: 20
2027/28: 20
2028/29: 20
2029/30: 20
2030/31: 20
2031/32: 20
2032/33: 20
2033+: 20

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable
**Site Name:** Land between 42 & 48 Culcheth Hall Drive  
**Site Address:** Culcheth, WA3 4PT  
**Ward:** Culcheth, Glazebury & Croft  
**Existing Use:** Vacant Land  

<table>
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<th>Gross Site Area (Ha): 0.74</th>
<th>Net Developable Site Area (Ha): 0.66</th>
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**Planning Permission History:** 2016/28535

**Green Belt:** No  
**GF / PDL:** GF  
**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** Yes  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No  

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes  

**Recommended Gross Capacity:** 9  
**Residual Net Capacity:** 9

**Concluding Comments:** Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

**Concluding Recommendation:** Suitable, available and achievable
<table>
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<th>Site Name: The Tannery</th>
<th>Gross Site Area (Ha): 0.59</th>
<th>Gross Site Area (Ha): 0.4425</th>
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<tbody>
<tr>
<td>Site Address: Cherry Lane, Lymm, WA13 0ST</td>
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<td>Ward: Lymm South</td>
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<td>Existing Use: Agricultural Buildings</td>
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<td>Flood Zone (Highest Risk on site): 1 &amp; SW</td>
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<td>Ground Conditions Issues: n/a</td>
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<td>Hazardous Installations Issues: No</td>
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<td>Developer Interest: Yes</td>
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<td>Known Demand for Housing: Yes</td>
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<td>Similar Sites Developed Nearby in last 5 years: Yes</td>
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<td>Recommended Gross Capacity: 1</td>
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<td>Residual Net Capacity: 1</td>
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<td>Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)</td>
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<tr>
<td>Concluding Recommendation: Suitable, available and achievable</td>
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</table>
Site Name: Cotebrook House  
Site Address: Oughtrington Lane, Lymm, Warrington, WA13 0QY  
Ward: Lymm South  
Existing Use: Former care home

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<tr>
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<th>Net Developable Site Area (Ha):</th>
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Planning Permission History: 2017/30375

Green Belt: Yes  
GF / PDL: PDL  
Flood Zone (Highest Risk on site): 1 & SW  
Contaminated Land Issues: No  
Ground Conditions Issues: n/a  
Site Access Issues: n/a  
Surrounding Land Issues: n/a  
Infrastructure Issues: No  
Hazardous Installations Issues: No  
Amenity Issues: No  
Ownership / Tenancy Issues: No

Active Use: No  
Site Developable Now: Yes  
Promotion by Owner: Yes  
Developer Interest: Yes  
Known Demand for Housing: Yes  
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 6  
Residual Net Capacity: 6

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable
Site Name: 57 Camsley Lane  
Site Address: Lymm, WA13 9BY  
Ward: Lymm North & Thelwall  
Existing Use: Mixed use

<table>
<thead>
<tr>
<th>Gross Site Area (Ha)</th>
<th>Net Developable Site Area (Ha)</th>
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Planning Permission History: n/a

Green Belt: Yes  
GF / PDL: PDL  
Flood Zone (Highest Risk on site): 1 & SW  
Contaminated Land Issues: No  
Ground Conditions Issues: n/a  
Site Access Issues: n/a  
Surrounding Land Issues: n/a  
Infrastructure Issues: No  
Hazardous Installations Issues: No  
Amenity Issues: No  
Ownership / Tenancy Issues: No

Active Use: Yes  
Site Developable Now: No  
Promotion by Owner: Yes  
Developer Interest: No  
Known Demand for Housing: Yes  
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 11.25  
Residual Net Capacity: 11.25

Concluding Comments: Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable in the medium term (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable
Site Name: 53 Hob Hey Lane
Site Address: Culcheth, Warrington, WA3 4NP
Ward: Culcheth, Glazebury & Croft
Existing Use: Residential curtilage

Gross Site Area (Ha): 0.34
Net Developable Site Area (Ha): 0.34

Planning Permission History: 2016/28056

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: Yes
Site Developable Now: No
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 3
Residual Net Capacity: 2

Deliverable 2018-2023: 2
2018/19: 2019/20: 2
2020/21: 2021/22:
2022/23:

Developable 2023-2028: 0
2023/24: 2024/25:
2025/26: 2026/27:
2027/28:

Developable 2028-2033: 0
2028/29: 2029/30:
2030/31: 2031/32:
2032/33:
2033+:

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable
### Cherry Nurseries, Kay Lane, Lymm, Warrington, WA13 0TN

**Ward:** Lymm South  
**Existing Use:** Residential curtilage

<table>
<thead>
<tr>
<th>Gross Site Area (Ha): 0.25</th>
<th>Net Developable Site Area (Ha): 0.25</th>
</tr>
</thead>
</table>

**Planning Permission History:** 2017/29996

**Green Belt:** No  
**GF / PDL:** PDL

**Flood Zone (Highest Risk on site):** 1 & SW

**Contaminated Land Issues:** No

**Ground Conditions Issues:** n/a

**Site Access Issues:** n/a

**Surrounding Land Issues:** n/a

**Infrastructure Issues:** No

**Hazardous Installations Issues:** No

**Amenity Issues:** No

**Ownership / Tenancy Issues:** No

**Active Use:** Yes  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 1  
**Residual Net Capacity:** 0

**Deliverable 2018-2023:** 0
- 2018/19: 0  
- 2020/21: 0  
- 2022/23: 0

**Developable 2023-2028:** 0
- 2023/24: 0  
- 2025/26: 0  
- 2027/28: 0

**Developable 2028-2033:** 0
- 2028/29: 0  
- 2030/31: 0  
- 2032/33: 0

**Concluding Comments:** Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

**Concluding Recommendation:** Suitable, available and achievable
Site Name: Units 1 & 8, Riverside Trading Estate
Site Address: Off Station Road, Penketh, Warrington, WA5 2UL
Ward: Penketh & Cuerdley
Existing Use: Commercial

Gross Site Area (Ha): 2.7
Net Developable Site Area (Ha): 2.025

Planning Permission History: 2017/30223

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use:
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 5
Residual Net Capacity: 0

Concluding Comments: Site is considered suitable, available and achievable, and development is COMPLETE.

Concluding Recommendation: Suitable, available and achievable
**Site Name:** 365 Warrington Road  
**Site Address:** Culcheth, Warrington, WA3 5JQ  
**Ward:** Culcheth, Glazebury & Croft  
**Existing Use:** Commercial

<table>
<thead>
<tr>
<th>Gross Site Area (Ha):</th>
<th>1.08</th>
<th>Net Developable Site Area (Ha):</th>
<th>0.972</th>
</tr>
</thead>
</table>

**Planning Permission History:** 2017/31426

**Green Belt:** Yes  
**GF / PDL:** PDL  
**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 15  
**Residual Net Capacity:** 15

**Deliverable 2018-2023:** 15  
- 2018/19: 2019/20: 10  
- 2020/21: 5  
- 2022/23:

**Developable 2023-2028:** 0  
- 2023/24: 2024/25:  
- 2025/26: 2026/27:  
- 2027/28:

**Developable 2028-2033:** 0  
- 2028/29: 2029/30:  
- 2030/31: 2031/32:  
- 2032/33:  
- 2033+:  

**Concluding Comments:** Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

**Concluding Recommendation:** Suitable, available and achievable
**Site Name:** Anchor Court  
**Site Address:** Ford Street, Fairfield and Howley, Warrington WA1 3RL  
**Ward:** Fairfield & Howley  
**Existing Use:** Residential

<table>
<thead>
<tr>
<th>Gross Site Area (Ha):</th>
<th>Net Developable Site Area (Ha):</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.26</td>
<td>0.26</td>
</tr>
</tbody>
</table>

**Planning Permission History:** 2017/31709

**Green Belt:** No  
**GF / PDL:** PDL

**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 2  
**Residual Net Capacity:** -1

**Concluding Comments:** Site is considered suitable, available and achievable, and development is COMPLETE.

**Concluding Recommendation:** Suitable, available and achievable

<table>
<thead>
<tr>
<th>Deliverable 2018-2023:</th>
<th></th>
<th>Deliverable 2023-2028:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2018/19:</td>
<td></td>
<td>2023/24:</td>
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</tr>
<tr>
<td>2020/21:</td>
<td></td>
<td>2025/26:</td>
<td></td>
</tr>
<tr>
<td>2022/23:</td>
<td></td>
<td>2027/28:</td>
<td></td>
</tr>
<tr>
<td>2023/24:</td>
<td></td>
<td>2028/29:</td>
<td></td>
</tr>
<tr>
<td>2025/26:</td>
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<td>2030/31:</td>
<td></td>
</tr>
<tr>
<td>2027/28:</td>
<td></td>
<td>2032/33:</td>
<td></td>
</tr>
<tr>
<td>2028/29:</td>
<td></td>
<td>2033+:</td>
<td></td>
</tr>
</tbody>
</table>
**Site Name:** Lymm Hall  
**Site Address:** Rectory Lane, Lymm, Warrington  
**Ward:** Lymm South  
**Existing Use:** Residential

<table>
<thead>
<tr>
<th>Gross Site Area (Ha):</th>
<th>Net Developable Site Area (Ha):</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.62</td>
<td>0.465</td>
</tr>
</tbody>
</table>

**Planning Permission History:** 2017/30306

**Green Belt:** No  
**GF / PDL:** PDL  
**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 5  
**Residual Net Capacity:** 5

**Concluding Comments:** Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

**Concluding Recommendation:** Suitable, available and achievable

**Deliverable 2018-2023:** 5  
2018/19:  
2020/21:  
2022/23:  
**Developable 2023-2028:** 0  
2023/24:  
2026/27:  
2027/28:  
**Developable 2028-2033:** 0  
2028/29:  
2030/31:  
2032/33:  
2033+:
<table>
<thead>
<tr>
<th>Site Name: Moonacre</th>
<th>Gross Site Area (Ha): 0.28</th>
<th>Net Developable Site Area (Ha):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address: Cliff Lane, Grappenhall and Thelwall, Warrington, WA4 3AA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ward: Lymm North &amp; Thelwall</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing Use: Offices</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planning Permission History: 2017/30540</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Green Belt: Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GF / PDL: PDL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flood Zone (Highest Risk on site): 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contaminated Land Issues: No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground Conditions Issues: n/a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Access Issues: n/a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surrounding Land Issues: n/a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Infrastructure Issues: No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hazardous Installations Issues: No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity Issues: No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ownership / Tenancy Issues: No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Active Use: No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Developable Now: Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Promotion by Owner: Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Developer Interest: Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Known Demand for Housing: Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Similar Sites Developed Nearby in last 5 years: Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recommended Gross Capacity: 4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residual Net Capacity: 2</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable
Site Name: Land behind the Plough PH
Site Address: Mill Lane, Houghton Green
Ward: Poplars & Hulme
Existing Use: Vacant

<table>
<thead>
<tr>
<th>Gross Site Area (Ha): 0.8</th>
<th>Net Developable Site Area (Ha): 0.32</th>
</tr>
</thead>
</table>

Planning Permission History: n/a

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: Yes
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 11.2
Residual Net Capacity: 11.2

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however being promoted for development and is therefore considered to be deliverable in the short term (0-5).

Concluding Recommendation: Suitable, likely to become available and achievable
<table>
<thead>
<tr>
<th>Site Name: Old Rectory</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address: Church Lane, Grappenhall</td>
</tr>
<tr>
<td>Ward: Grappenhall</td>
</tr>
<tr>
<td>Existing Use: Care Home</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Gross Site Area (Ha): 0.55</th>
<th>Net Developable Site Area (Ha): 0.50</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Planning Permission History: n/a</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Green Belt: Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>GF / PDL: PDL</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Flood Zone (Highest Risk on site): 1 &amp; SW</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Contaminated Land Issues: No</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Ground Conditions Issues: n/a</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Site Access Issues: n/a</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Surrounding Land Issues: n/a</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Infrastructure Issues: No</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Hazardous Installations Issues: No</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Amenity Issues: No</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Ownership / Tenancy Issues: No</th>
</tr>
</thead>
</table>

Concluding Comments: Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable in the medium term (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable
**Site Name:** Gemini 16  
**Site Address:** Carina Park, Westbrook  
**Ward:** Westbrook  
**Existing Use:** New Town Reserved Land

<table>
<thead>
<tr>
<th>Gross Site Area (Ha): 3.07</th>
<th>Net Developable Site Area (Ha): 2.3025</th>
</tr>
</thead>
</table>

**Planning Permission History:** n/a

**Green Belt:** No  
**GF / PDL:** GF  
**Flood Zone (Highest Risk on site):** 1 & SW  
**Contaminated Land Issues:** Yes  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** North-western boundary directly abuts an industrial / commercial area but could likely be mitigated through the introduction of appropriate noise attenuation measures.  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** Yes  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** No

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

---

**Concluding Comments:** Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however being actively promoted and is therefore considered to be deliverable (0-5) in view of adjoining parcel having already received planning permission for similar development.

---

**Concluding Recommendation:** Suitable, available and achievable
Site Name: Lingley Mere - Phase 1
Site Address: Land bounded by Omega Boulevard, & Lingley Green Avenue, Great Sankey, Warrington
Ward: Great Sankey North & Whittle Hall

Gross Site Area (Ha): 2.01
Net Developable Site Area (Ha): 1.809

Planning Permission History: 2017/30119

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1
Contaminated Land Issues: Yes
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 57
Residual Net Capacity: 55

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable

Deliverable 2018-2023: 55
2018/19: 35
2020/21: 2021/22:
2022/23:
Developable 2023-2028: 0
2023/24:
2025/26:
2027/28:
Developable 2028-2033: 0
2028/29:
2030/31:
2032/33:
2033+:
Site Name: Omega Zone 6 (Phase 1)
Site Address: Land Bounded by Lingley Green Avenue to the South and by, Sophia Drive to the East, (Phase 2 (Zone 6) Omega South), Warrington
Ward: Great Sankey North & Whittle Hall

Gross Site Area (Ha): 6.36
Net Developable Site Area (Ha): 4.77

Planning Permission History: 2017/29537

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: Yes
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 200
Residual Net Capacity: 185

Concluding Comments: Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable
**Site Name:** Omega Zone 6 (Phase 2)  
**Site Address:** Land Bounded by Lingley Green Avenue to the South and by, Sophia Drive to the East, (Phase 2 (Zone 6) Omega South), Warrington  
**Ward:** Great Sankey North & Whittle Hall

<table>
<thead>
<tr>
<th>Data Type</th>
<th>Data Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Site Area (Ha)</td>
<td>5.87</td>
</tr>
<tr>
<td>Net Developable Site Area (Ha)</td>
<td>4.4025</td>
</tr>
<tr>
<td>Planning Permission History</td>
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</tr>
<tr>
<td>Green Belt</td>
<td>No</td>
</tr>
<tr>
<td>GF / PDL</td>
<td>PDL</td>
</tr>
<tr>
<td>Flood Zone (Highest Risk on site)</td>
<td>1 &amp; SW</td>
</tr>
<tr>
<td>Contaminated Land Issues</td>
<td>Yes</td>
</tr>
<tr>
<td>Ground Conditions Issues</td>
<td>n/a</td>
</tr>
<tr>
<td>Site Access Issues</td>
<td>n/a</td>
</tr>
<tr>
<td>Surrounding Land Issues</td>
<td>n/a</td>
</tr>
<tr>
<td>Infrastructure Issues</td>
<td>No</td>
</tr>
<tr>
<td>Hazardous Installations Issues</td>
<td>No</td>
</tr>
<tr>
<td>Amenity Issues</td>
<td>No</td>
</tr>
<tr>
<td>Ownership / Tenancy Issues</td>
<td>No</td>
</tr>
</tbody>
</table>

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 158  
**Residual Net Capacity:** 158

**Concluding Comments:** Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

**Concluding Recommendation:** Suitable, available and achievable
**Site Name:** Kings Court 5, Scotland Road  
**Site Address:** Horsemarket Street & Scotland Road, WA1 2AF  
**Ward:** Bewsey & Whitecross  
**Existing Use:** Office

<table>
<thead>
<tr>
<th>Gross Site Area (Ha)</th>
<th>Net Developable Site Area (Ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.29</td>
<td>0.29</td>
</tr>
</tbody>
</table>

**Planning Permission History:** 2017/29933

**Green Belt:** No  
**GF / PDL:** PDL  
**Flood Zone (Highest Risk on site):** 1

**Contaminated Land Issues:** No  
**Ground Conditions Issues:** n/a  
**Site Access Issues:** n/a  
**Surrounding Land Issues:** n/a  
**Infrastructure Issues:** No  
**Hazardous Installations Issues:** No  
**Amenity Issues:** No  
**Ownership / Tenancy Issues:** n/a

**Active Use:** No  
**Site Developable Now:** Yes  
**Promotion by Owner:** Yes  
**Developer Interest:** Yes  
**Known Demand for Housing:** Yes  
**Similar Sites Developed Nearby in last 5 years:** Yes

**Recommended Gross Capacity:** 4  
**Residual Net Capacity:** 0

**Concluding Comments:** Site is considered suitable, available and achievable, and development is COMPLETE.

**Concluding Recommendation:** Suitable, available and achievable

**Deliverable 2018-2023:** 0  
2018/19:  
2020/21:  
2022/23:  
**Developable 2023-2028:** 0  
2023/24:  
2025/26:  
2027/28:  
**Developable 2028-2033:** 0  
2028/29:  
2030/31:  
2032/33:  
2033+:  
Site Name: Vacant Site at Ramswood Nurseries
Site Address: Mill Lane, Walton, WA46TL
Ward: Appleton
Existing Use: Agriculture

<table>
<thead>
<tr>
<th>Gross Site Area (Ha): 0.3</th>
<th>Net Developable Site Area (Ha): 0.3</th>
</tr>
</thead>
</table>

Planning Permission History: 2016/28929

Green Belt: Yes
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 1
Residual Net Capacity: 0

Concluding Comments: Site is considered suitable, available and achievable, and development is COMPLETE.

Concluding Recommendation: Suitable, available and achievable
Appendix 2

Constrained Sites List
### Appendix 2 – Constrained site list

<table>
<thead>
<tr>
<th>SHLAA Ref</th>
<th>Site Name</th>
<th>Site Address</th>
<th>Gross Site Area (Ha)</th>
<th>Net Developable Site Area (Ha)</th>
<th>Concluding Recommendation</th>
<th>Concluding Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1041</td>
<td>Harry Fairclough Ltd.</td>
<td>Off Howley Lane</td>
<td>0.55</td>
<td>0.50</td>
<td>Constrained</td>
<td>The site is suitable, likely to be available, but not currently achievable due to potential access/egress being land locked by FZ3. Site should be reviewed annually to consider any changes to flood constraints.</td>
</tr>
<tr>
<td>1053</td>
<td>Cleveland Farm</td>
<td>Moss Side Lane, Rixton</td>
<td>1.4</td>
<td>1.26</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1054</td>
<td>Land off Thirmere Drive</td>
<td>Land off Thirmere Drive, Lymm</td>
<td>0.4</td>
<td>0.4</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1055</td>
<td>Land at the junction of Warrington Rd/Jennett’s Lane</td>
<td>Glazebury, WA3 5QB</td>
<td>1.94</td>
<td>1.75</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1056</td>
<td>Land off Al57 Manchester Rd</td>
<td>Hollins Green, WA3 6JZ</td>
<td>7.54</td>
<td>6.66</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1057</td>
<td>Penketh Hall Farm Complex</td>
<td>Penketh Hall Farm, Penketh, WAG 2HR</td>
<td>1.71</td>
<td>1.54</td>
<td>Constrained</td>
<td>Site is considered unsuitable but residential development due to flood risk issues. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>1058</td>
<td>Aican Factory</td>
<td>Off Thelwall Lane</td>
<td>5.87</td>
<td>4.40</td>
<td>Constrained</td>
<td>Site is considered unsuitable but residential development due to flood risk issues. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>1059</td>
<td>Land west of and to the rear of 39 - 49 Brookfield Rd</td>
<td>Brookfield Rd, Culcheth</td>
<td>23</td>
<td>17.25</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1060</td>
<td>Land fronting Pool Lane (north - adjacent pumping station)</td>
<td>Pool Lane, Statham, WA13 9BW</td>
<td>0.27</td>
<td>0.27</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In addition, the site is considered unsuitable but residential development due to flood risk issues. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>1061</td>
<td>Land adjacent to and west of Statham Community Primary School</td>
<td>Warrington Road, Statham, WA13 9BE</td>
<td>6.77</td>
<td>5.08</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1062</td>
<td>Statham Lodge Hotel</td>
<td>Warrington Road, Statham, WA13 9BP</td>
<td>1.49</td>
<td>1.34</td>
<td>Constrained</td>
<td>Site is considered suitable but development is currently constrained. Whilst the constraints may be capable of being overcome, in cumulative with the current active use it is not considered appropriate to include the site is current land supply calculations. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>1063</td>
<td>Land to the south of Nook Farm</td>
<td>Arley Road, Appleton Thom</td>
<td>16.78</td>
<td>12.59</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1064</td>
<td>Land to the south of Lumber Lane</td>
<td>Lumber Lane, Burtonwood</td>
<td>5.53</td>
<td>4.15</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1065</td>
<td>Albion Park</td>
<td>Warrington Road, Glazebury</td>
<td>2.86</td>
<td>1.43</td>
<td>Constrained</td>
<td>Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>1066</td>
<td>Land to the North of Culcheth Hall Drive</td>
<td>Culcheth, Warrington</td>
<td>96.3</td>
<td>72.23</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1067</td>
<td>Knutsford Road</td>
<td>Knutsford Road, Latchford, WA4 1PL</td>
<td>2.48</td>
<td>1.86</td>
<td>Constrained</td>
<td>Site is considered suitable but availability is uncertain and achievability is dependent upon overcoming constraints. Site should remain under review annually.</td>
</tr>
<tr>
<td>1068</td>
<td>Warrington Town Football Club Ground</td>
<td>Wash Lane / Common Lane, Latchford</td>
<td>2.98</td>
<td>2.24</td>
<td>Constrained</td>
<td>Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>1069</td>
<td>Rushgreen Rd, Lymm</td>
<td>Land east of Thirmere Drive, Lymm</td>
<td>22.58</td>
<td>16.94</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development. Whilst parts of the site could be developed, due to them being PDL, it is considered that the site would realistically need to be brought forward in a holistic manner.</td>
</tr>
</tbody>
</table>
### Appendix 2 – Constrained site list

<table>
<thead>
<tr>
<th>SHLAA Ref</th>
<th>Site Name</th>
<th>Site Address</th>
<th>Gross Site Area (Ha)</th>
<th>Net Developable Site Area (Ha)</th>
<th>Concluding Recommendation</th>
<th>Concluding Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1553</td>
<td>United Utilities Pool Lane Depot</td>
<td>Pool Lane, North of Chester Road, Higher Walton</td>
<td>0.28</td>
<td>0.28</td>
<td>Constrained</td>
<td>Site is considered suitable but development is currently constrained. It is also known that the site was recently received planning permission to operate the site for car sales. Whilst, the consent has recently been implemented it is only for a change of use. Therefore it is logical to retain the site within the SHLAA and review it on an annual basis.</td>
</tr>
<tr>
<td>1554</td>
<td>Land at Glazebury We/TW</td>
<td>South of Hawthorne Avenue</td>
<td>4.89</td>
<td>3.67</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1560</td>
<td>Greenscene</td>
<td>Burford Lane, Broomedge, WA13 0SE</td>
<td>0.39</td>
<td>0.20</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1563</td>
<td>Arpley Meadows (southern former landing stage)</td>
<td>Arpley Meadows</td>
<td>7.79</td>
<td>5.84</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1565</td>
<td>Land west of Reddish Crescent</td>
<td>Lynn, WA13 9PR</td>
<td>2.63</td>
<td>1.97</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1566</td>
<td>Land at Warrington Road / Hawthorne Avenue</td>
<td>Culcheth, WA3 5JS</td>
<td>0.28</td>
<td>0.28</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1567</td>
<td>Land at Warrington Road (near of Nos 134 - 182)</td>
<td>Glazebury, WA3 5LW</td>
<td>1.71</td>
<td>1.54</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1573</td>
<td>Queens Crescent Equipped Play Area</td>
<td>Queens Crescent, Padgate</td>
<td>0.29</td>
<td>0.29</td>
<td>Constrained</td>
<td>Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>1576</td>
<td>Neville Avenue Garage Plots</td>
<td>Land to the rear of Neville Avenue, Orford, WA2 8BE</td>
<td>0.29</td>
<td>0.19</td>
<td>Constrained</td>
<td>Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>1594</td>
<td>College Close Amenity Area</td>
<td>North-west corner of College Close (adjoining south -western boundary of St. Elphins Park)</td>
<td>0.25</td>
<td>0.25</td>
<td>Constrained</td>
<td>Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>1603</td>
<td>Warrington RUFD site</td>
<td>Bridge Lane, Appleton</td>
<td>2.75</td>
<td>1.79</td>
<td>Constrained</td>
<td>Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>1610</td>
<td>Birchwood Golf Course (east of Carrington Close)</td>
<td>East of Carrington Close, Birchwood, WA3 7QA</td>
<td>1.77</td>
<td>1.59</td>
<td>Constrained</td>
<td>Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>1611</td>
<td>Land to the east of Walton Lea Road, Higher Walton</td>
<td>Higher Walton, WA4 6SJ</td>
<td>3.23</td>
<td>2.42</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1612</td>
<td>Northern Farms Ltd - Cherry Lane / Booths Lane, Lymm</td>
<td>Cherry Lane / Booths Lane, Lymm</td>
<td>40.3</td>
<td>30.23</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1618</td>
<td>Land south east of Deans Lane</td>
<td>Thelwall, WA4 2TN</td>
<td>16.68</td>
<td>12.51</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1621</td>
<td>Land immediately surrounding Pool Farm</td>
<td>Pool Lane / Oldfield Road, Statham</td>
<td>0.5</td>
<td>0.13</td>
<td>Constrained</td>
<td>Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>1622</td>
<td>Land between Oldfield Road and Warrington Road</td>
<td>Land between Oldfield Road and Warrington Road, Statham</td>
<td>1.43</td>
<td>1.29</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1623</td>
<td>Land West of Highfields Stables</td>
<td>Off Highfield Stables, Weaste Lane</td>
<td>0.58</td>
<td>0.52</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>SHLAA Ref</td>
<td>Site Name</td>
<td>Site Address</td>
<td>Gross Site Area (Ha)</td>
<td>Net Developable Site Area (Ha)</td>
<td>Concluding Recommendation</td>
<td>Concluding Comments</td>
</tr>
<tr>
<td>----------</td>
<td>-----------------------------------------------</td>
<td>--------------------------------------------------</td>
<td>----------------------</td>
<td>-------------------------------</td>
<td>---------------------------</td>
<td>-------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>1624</td>
<td>Land South of Highfield Stables</td>
<td>Off Highfield Stables, Weaste Lane</td>
<td>1.15</td>
<td>1.04</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1625</td>
<td>Land North of Highfield Stables</td>
<td>Weaste Lane, Thewall</td>
<td>1.18</td>
<td>1.06</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1626</td>
<td>Land south of 128, Weaste Lane</td>
<td>Off Highfield Stables, Weaste Lane</td>
<td>0.93</td>
<td>0.84</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1627</td>
<td>Land North of Weaste Lane</td>
<td>Weaste Lane, Thewall</td>
<td>4.69</td>
<td>3.52</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1628</td>
<td>Land to the rear of 27 - 47 Weaste Lane</td>
<td>Weaste Lane, Thewall</td>
<td>1.43</td>
<td>1.29</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1629</td>
<td>Expanse of land to the west of Penketh Hall Farm</td>
<td>Hall Nook, Penketh, Warrington</td>
<td>18.82</td>
<td>14.12</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1630</td>
<td>Penketh Hall Farm Site C</td>
<td>South of Station Rd, Penketh</td>
<td>17.47</td>
<td>13.10</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1635</td>
<td>Former planting site</td>
<td>East of Spring Lane (south west of Croft riding school)</td>
<td>0.91</td>
<td>0.82</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1642</td>
<td>Bewsey Old Hall</td>
<td>Bewsey Farm Close, Warrington</td>
<td>3.03</td>
<td>3.03</td>
<td>Constrained</td>
<td>Site is considered suitable, available and achievable and currently benefit from a planning approval for residential development. Planning consent for residential development has been implemented in part (conversion of listed hall into 7 apartments). However, given that the renovation of the listed hall has taken place without the need for the enabling development, the site is not currently being promoted and the intentions of the land owner are unknown the site is considered to be achievable at the current time. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>1645</td>
<td>Land adjacent 123 Fairfield Road</td>
<td>Fairfield Road, Stockton Heath</td>
<td>0.27</td>
<td>0.27</td>
<td>Constrained</td>
<td>Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>1654</td>
<td>Land bounded by Green Lane / Lumber Lane / Phipps Lane / Winstone Drive</td>
<td>Green Lane / Lumber Lane / Phipps Lane / Winstone Drive, Burtonwood</td>
<td>11.5</td>
<td>8.63</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1655</td>
<td>Land West of Phipps Lane</td>
<td>Land West of Phipps Lane, Burtonwood</td>
<td>7.35</td>
<td>5.51</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In addition, the site is considered unsuitable for residential development due to flood risk issues. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>1656</td>
<td>Limmers Lane / Forshaw's Lane / Phipps Lane</td>
<td>Limmers Lane / Forshaw's Lane / Phipps Lane, Burtonwood</td>
<td>10.4</td>
<td>7.80</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>1706</td>
<td>The Avoiding Line North of Ryefields Village</td>
<td>North of Ryefields Village</td>
<td>1.95</td>
<td>1.76</td>
<td>Constrained</td>
<td>Inclusion within MBE natural gas pipeline consultation buffer. Large part of site safeguarded for a transportation scheme. Designated urban greenspace. In addition, the site is considered unsuitable but residential development due to flood risk issues. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>1707</td>
<td>Alfred Hall Social Club overflow car park</td>
<td>Accessed from Bennett Avenue</td>
<td>0.39</td>
<td>0.39</td>
<td>Constrained</td>
<td>Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>1762</td>
<td>Site of Dog &amp; Partridge</td>
<td>off Manchester Road, Warrington, WA5 3TZ</td>
<td>0.57</td>
<td>0.38</td>
<td>Constrained</td>
<td>Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>1800</td>
<td>Land Adjacent to Rose Villa</td>
<td>Penkford Lane, Collins Green, WA5 4EE</td>
<td>0.27</td>
<td>0.27</td>
<td>Constrained</td>
<td>Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.</td>
</tr>
</tbody>
</table>
### Appendix 2 – Constrained site list

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Site Address</th>
<th>Gross Site Area (Ha)</th>
<th>Net Developable Site Area (Ha)</th>
<th>Concluding Recommendation</th>
<th>Concluding Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1803</strong> Land to North of Birchwood Way</td>
<td>Land to North of Birchwood Way, Longbarn, Warrington</td>
<td>4.28</td>
<td>2.88</td>
<td>Constrained</td>
<td>Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>Land adj to 220 Stone Pit Lane</td>
<td>Croft, Warrington, WA3 7DZ</td>
<td>0.5</td>
<td>0.45</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to planning constraints. In addition, the site is considered unsuitable for residential development due to flood risk issues. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>Land to North of Birchwood Way</td>
<td>Croft, Warrington, WA3 7DZ</td>
<td>0.5</td>
<td>0.45</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to planning constraints. In addition, the site is considered unsuitable for residential development due to flood risk issues. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>Land off Newcombe Avenue</td>
<td>Land off Newcombe Avenue</td>
<td>1.81</td>
<td>1.36</td>
<td>Constrained</td>
<td>Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>Whittle Hall Farm</td>
<td>Littledale Road, Whittle Hall, WA3 3AQ</td>
<td>0.71</td>
<td>0.64</td>
<td>Constrained</td>
<td>Planning consent for alternative use has been implemented. Site to be discounted from future SHLAA reviews.</td>
</tr>
<tr>
<td>Land North of Mayfair Close</td>
<td>Off Little Lane, North of Mayfair Close, Great Sankey</td>
<td>1.58</td>
<td>0.79</td>
<td>Constrained</td>
<td>Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>Thelwall Heyes Farm</td>
<td>Cliff Lane, Grappenhall, Warrington, WA4 2TS</td>
<td>21.64</td>
<td>16.23</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to planning constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>Greater Shecroft Farm</td>
<td>Stretton, Warrington, WA4 SPL</td>
<td>56.54</td>
<td>42.41</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>Land at Cherry Lane, Lymm</td>
<td>Adjacent to 144, Cherry Lane, Lymm</td>
<td>0.91</td>
<td>0.62</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>Land at Suth Lane</td>
<td>Land at Suth Lane, Lymm</td>
<td>2.55</td>
<td>1.91</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>Land to North of Birchwood Way</td>
<td>Land to North of Birchwood Way, Longbarn, Warrington</td>
<td>4.28</td>
<td>2.88</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>Land off Lumber Lane, Warrington, WA4 2SA</td>
<td>Land off Lumber Lane, Warrington, WA4 2SA</td>
<td>1.53</td>
<td>1.15</td>
<td>Constrained</td>
<td>Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>Land Bound by Monticore Crescent, Brian Avenue &amp; Chester Road</td>
<td>Stockton Heath, Warrington, WA5 2SA</td>
<td>1.53</td>
<td>1.15</td>
<td>Constrained</td>
<td>Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>Land at junction of Lodge Lane and Lockton Lane, Beesey</td>
<td>Land at junction of Lodge Lane and Lockton Lane, Beesey</td>
<td>0.37</td>
<td>0.37</td>
<td>Constrained</td>
<td>Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>Land off Lumber Lane, Burtonwood</td>
<td>Land off Lumber Lane, Burtonwood</td>
<td>4.54</td>
<td>3.41</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to planning constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>Orford Fields</td>
<td>Land off Birchwood Way, Warrington</td>
<td>3.1</td>
<td>2.79</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to planning constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>Lingley Mere Business Park Car Park</td>
<td>Lingley Mere, Great Sankey, WA5 3LP</td>
<td>1.96</td>
<td>1.76</td>
<td>Constrained</td>
<td>Constrained by policy restrictions relating to loss of employment land. Not included in land supply at present, situation will be reviewed annually.</td>
</tr>
<tr>
<td>Land to the North and East of Croft Primary School</td>
<td>Croft, WA3 7DG</td>
<td>6.33</td>
<td>4.75</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to planning constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>Land to the West of Heath Lane</td>
<td>Croft, WA3 7DL</td>
<td>6.78</td>
<td>5.09</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to planning constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>Land between Glaziers Lane and Warrington Road</td>
<td>Culcheth, WA3 5AD</td>
<td>4.81</td>
<td>3.61</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to planning constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>SHLAA Ref</td>
<td>Site Name</td>
<td>Site Address</td>
<td>Gross Site Area (Ha)</td>
<td>Net Developable Site Area (Ha)</td>
<td>Concluding Recommendation</td>
</tr>
<tr>
<td>-----------</td>
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<td>--------------------------</td>
</tr>
<tr>
<td>2161</td>
<td>Land to the west of Oughtrington Lane, South of the Bridgewater Canal</td>
<td>Land to the west of Oughtrington Lane, South of the Bridgewater Canal</td>
<td>9.29</td>
<td>6.97</td>
<td>Constrained</td>
</tr>
<tr>
<td>2171</td>
<td>Land between Manchester Road and Waterton Bridge Road</td>
<td>Rixton, WA3 9HL</td>
<td>12.22</td>
<td>9.17</td>
<td>Constrained</td>
</tr>
<tr>
<td>2180</td>
<td>Land to the east of Oughtrington Community Primary School</td>
<td>Between Moss Grove and Oughtrington Crescent, Lytham, WA13 9EH</td>
<td>1</td>
<td>0.90</td>
<td>Constrained</td>
</tr>
<tr>
<td>2181</td>
<td>Land to the rear of Oughtrington Crescent Community Centre</td>
<td>Oughtrington, Lytham, WA13 9JD</td>
<td>0.29</td>
<td>0.29</td>
<td>Constrained</td>
</tr>
<tr>
<td>2192</td>
<td>Westy Hall Care Home</td>
<td>Marsden Avenue, Westy, WA1 1BU</td>
<td>0.59</td>
<td>0.53</td>
<td>Constrained</td>
</tr>
<tr>
<td>2244</td>
<td>Land between Underbridge Lane and Chester Road</td>
<td>Land between Underbridge Lane and Chester Road</td>
<td>0.5</td>
<td>0.45</td>
<td>Constrained</td>
</tr>
<tr>
<td>2246</td>
<td>Croft Youth Centre</td>
<td>Croft Youth Centre, Smithy Lane, Croft</td>
<td>0.5</td>
<td>0.5</td>
<td>Constrained</td>
</tr>
<tr>
<td>2273</td>
<td>Motortrade</td>
<td>Old Liverpool Road, WA5 1DP</td>
<td>0.52</td>
<td>0.47</td>
<td>Constrained</td>
</tr>
<tr>
<td>2408</td>
<td>Oak Lawn</td>
<td>Crouchef Lane, Lytham, Warrington, WA13 0TH</td>
<td>0.31</td>
<td>0.31</td>
<td>Constrained</td>
</tr>
<tr>
<td>2450</td>
<td>Land adjacent Colas, Loushers Lane</td>
<td>Land to the north west of Colas, south east of Preesley College, Loushers Lane, Latchford, Warrington</td>
<td>2.44</td>
<td>1.83</td>
<td>Constrained</td>
</tr>
<tr>
<td>2452</td>
<td>Land bounded by Birch Brook Road/Mill Lane, Heatley</td>
<td>Land bounded by Birch Brook Road/Mill Lane, Heatley</td>
<td>3.70</td>
<td>2.78</td>
<td>Constrained</td>
</tr>
<tr>
<td>2455</td>
<td>Land south of Travis Perkins, Farrell Street, Warrington</td>
<td>Land south of Travis Perkins, Farrell Street, Warrington</td>
<td>0.53</td>
<td>0.48</td>
<td>Constrained</td>
</tr>
<tr>
<td>2457</td>
<td>Land at Ashton’s Farm, Burtonwood</td>
<td>Land off Clay Lane, Burtonwood, WA5 4DH</td>
<td>17.23</td>
<td>12.92</td>
<td>Constrained</td>
</tr>
<tr>
<td>2458</td>
<td>Site of William Farr &amp; Co. Ltd. Offices</td>
<td>Off Bridge Road, Woollerston, WA1 4AT</td>
<td>0.55</td>
<td>0.50</td>
<td>Constrained</td>
</tr>
<tr>
<td>2461</td>
<td>Land north of Burley Lane/Areley Road junction</td>
<td>Appleton Thorn, WA4 4RL</td>
<td>0.74</td>
<td>0.67</td>
<td>Constrained</td>
</tr>
<tr>
<td>2462</td>
<td>Land at junction of Bell Lane / Stockport Road (south of Beach House)</td>
<td>Thelwall, WA4 2SY</td>
<td>0.64</td>
<td>0.58</td>
<td>Constrained</td>
</tr>
<tr>
<td>2466</td>
<td>Warrington Central Trading Estate</td>
<td>off Beb網頁, Warrington, WA2 7LP</td>
<td>4.67</td>
<td>3.50</td>
<td>Constrained</td>
</tr>
<tr>
<td>2534</td>
<td>Lupmans Indian Cuisine</td>
<td>Phipps Lane, Burtonwood, WA5 4HQ</td>
<td>0.27</td>
<td>0.27</td>
<td>Constrained</td>
</tr>
<tr>
<td>2582</td>
<td>Disused Railway Line (Parcel 1)</td>
<td>Station Rd, Latchford, WA4 2GU</td>
<td>0.71</td>
<td>0.64</td>
<td>Constrained</td>
</tr>
<tr>
<td>2583</td>
<td>Disused Railway Line (Parcel 2)</td>
<td>Station Rd, Latchford, WA4 2GU</td>
<td>2.09</td>
<td>1.57</td>
<td>Constrained</td>
</tr>
<tr>
<td>2584</td>
<td>Disused Railway Line (Parcel 3)</td>
<td>Land to west of Wash Lane, Latchford, WA4 1JD</td>
<td>1.27</td>
<td>1.14</td>
<td>Constrained</td>
</tr>
<tr>
<td>2588</td>
<td>Taylor Business Park</td>
<td>Warrington Road, Culcheth, WA3 6BH</td>
<td>12.3</td>
<td>9.23</td>
<td>Constrained</td>
</tr>
</tbody>
</table>
## Appendix 2 – Constrained site list

<table>
<thead>
<tr>
<th>SHLAA Ref</th>
<th>Site Name</th>
<th>Site Address</th>
<th>Gross Site Area (Ha)</th>
<th>Net Developable Site Area (Ha)</th>
<th>Concluding Recommendation</th>
<th>Concluding Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>2589</td>
<td>Land north of Arbunny Court</td>
<td>Townfield Lane, Winwick, WA2 8RW</td>
<td>7.62</td>
<td>5.72</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>2590</td>
<td>Land west of Delph Fire/Holins Park Hospital</td>
<td>Delph Lane, Winwick, WA2 8RW</td>
<td>33.76</td>
<td>25.32</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>2591</td>
<td>Land east of Warrington Rowing Club</td>
<td>Howley Lane, Warrington, WA1 2OJ</td>
<td>1.31</td>
<td>1.18</td>
<td>Constrained</td>
<td>The site is considered unsuitable for residential development due to flood risk issues. Not achievable for development as mitigation can be proven as feasible or the exception test is passed. Not included in land supply at present. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>2592</td>
<td>Penketh Business Park (Parcel 2)</td>
<td>Old Liverpool Road, Great Sankey, Warrington, WA5 2TJ</td>
<td>2.54</td>
<td>1.91</td>
<td>Constrained</td>
<td>Constrained by policy restrictions relating to loss of employment land. Not included in land supply at present, situation will be reviewed annually.</td>
</tr>
<tr>
<td>2593</td>
<td>Land south of New Hall Lane (Plot 1)</td>
<td>Culcheth, Warrington, WA3 6BH</td>
<td>1.52</td>
<td>1.37</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>2594</td>
<td>Land south of Taylor Business Park (Plot 2)</td>
<td>Culcheth, Warrington, WA3</td>
<td>0.48</td>
<td>0.43</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>2595</td>
<td>Land at Jn Warrington Rd and Glaziers Lane (Plot 3)</td>
<td>Culcheth, Warrington, WA3</td>
<td>0.87</td>
<td>0.78</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>2596</td>
<td>Land east of Warrington Rd (Plot 4)</td>
<td>Culcheth, Warrington, WA3</td>
<td>0.51</td>
<td>0.46</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>2597</td>
<td>Land south of disused railway line (Plot 5)</td>
<td>Culcheth, Warrington, WA3</td>
<td>0.79</td>
<td>0.71</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>2598</td>
<td>Land at NW corner of Taylor Business Park (Plot 6)</td>
<td>Culcheth, Warrington, WA3</td>
<td>0.97</td>
<td>0.87</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>2601</td>
<td>Statham Meadows</td>
<td>Land adjoining Jn 21 of M6, Woolston, WA3 6HD</td>
<td>12.5</td>
<td>9.38</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In addition, the site is considered unsuitable for residential development due to flood risk issues. Site to be discounted from future SHLAA reviews.</td>
</tr>
<tr>
<td>2602</td>
<td>Land at Thelewall Lane East</td>
<td>Westy, Warrington JWA4 1PD</td>
<td>4.24</td>
<td>3.18</td>
<td>Constrained</td>
<td>Site is available, but is heavily constrained and therefore cannot be considered suitable or achievable for residential development at present. Situation to be reviewed annually, but not included in current land supply.</td>
</tr>
<tr>
<td>2603</td>
<td>Land at Thelewall Lane West</td>
<td>Westy, Warrington, WA4 1PD</td>
<td>2.36</td>
<td>0.47</td>
<td>Constrained</td>
<td>The site is considered unsuitable for residential development due to flood risk issues. Site to be discounted from future SHLAA reviews.</td>
</tr>
<tr>
<td>2607</td>
<td>New Cut Lane Industrial Estate</td>
<td>New Cut Lane Ind Estate, New Cut Lane, Woolston, WA1 4AG</td>
<td>14.99</td>
<td>11.24</td>
<td>Constrained</td>
<td>Not achievable for residential due to flood risk issues. Not demonstrable as overcome for the site to be considered developmentable. Not included in land supply at present, situation will be reviewed annually.</td>
</tr>
<tr>
<td>2608</td>
<td>Land adjacent South View</td>
<td>Hatton Lane, Hatton, WA4 4BZ</td>
<td>5</td>
<td>3.75</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>2609</td>
<td>Duckinfield Farm</td>
<td>Land south of Hurst Mill Bridge, Warrington Road, Glazebury, WA3</td>
<td>1.7</td>
<td>1.53</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
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<td>SHLAA Ref</td>
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<td>--------------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>2670</td>
<td>Highfield Farm</td>
<td>Highfield Farm, Waterworks Lane, Winwick, WA2 8TB</td>
<td>7</td>
<td>5.25</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>2671</td>
<td>Land south of Chester Road</td>
<td>Land south of Chester Road, Walton</td>
<td>7.36</td>
<td>5.15</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>2675</td>
<td>Coles Ltd</td>
<td>Coles Ltd, Loushers Lane, Latchford, Warrington, WA4 6RZ</td>
<td>1.69</td>
<td>1.52</td>
<td>Constrained</td>
<td>Site is considered suitable but development potential is currently constrained. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>2676</td>
<td>Causeway Park</td>
<td>Causeway Park, off Central Avenue, Warrington, WA4 6QG</td>
<td>9.65</td>
<td>5.79</td>
<td>Constrained</td>
<td>Site is considered suitable but development potential is currently constrained. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>2677</td>
<td>Riverside Retail Park</td>
<td>Riverside Retail Park, Wharf Street, Warrington, WA1 2GZ</td>
<td>5.43</td>
<td>4.34</td>
<td>Constrained</td>
<td>Site is considered suitable but development potential is currently constrained. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>2683</td>
<td>Land off Cherry Lane and Booths Lane</td>
<td>Lymm, WA13 0ST</td>
<td>8.62</td>
<td>6.47</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>2685</td>
<td>Oxford Embankment 1</td>
<td>North of Fitzherbert Street, Orford, WA2 7PN</td>
<td>0.93</td>
<td>0.84</td>
<td>Constrained</td>
<td>Not achievable for residential due to current policy constraints which must be demonstrated as overcome for the site to be considered developable. Not included in land supply at present, situation will be reviewed annually.</td>
</tr>
<tr>
<td>2686</td>
<td>Oxford Embankment 2</td>
<td>North of Fitzherbert Street, Orford, WA2 7QG</td>
<td>0.63</td>
<td>0.57</td>
<td>Constrained</td>
<td>Not achievable for residential due to current policy constraints which must be demonstrated as overcome for the site to be considered developable. Not included in land supply at present, situation will be reviewed annually.</td>
</tr>
<tr>
<td>2687</td>
<td>Oxford Embankment 3</td>
<td>North of Fitzherbert Street, Orford, WA2 7RL</td>
<td>0.59</td>
<td>0.53</td>
<td>Constrained</td>
<td>Not achievable for residential due to current policy constraints which must be demonstrated as overcome for the site to be considered developable. Not included in land supply at present, situation will be reviewed annually.</td>
</tr>
<tr>
<td>2689</td>
<td>Land east of Blackbrook Avenue</td>
<td>Blackbrook Avenue, Padgate</td>
<td>1.96</td>
<td>1.37</td>
<td>Constrained</td>
<td>Site is considered suitable but development potential is currently constrained. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>2690</td>
<td>James Phoenix House</td>
<td>Hilden Road, Orford, WA2 6JP</td>
<td>0.52</td>
<td>0.47</td>
<td>Constrained</td>
<td>Site is considered unsuitable for residential development due to flood risk issues. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>2694</td>
<td>Land North of Hawthorn Centre</td>
<td>Orange Grove / Blackbrook Avenue, Padgate, WA2 0SP</td>
<td>0.36</td>
<td>0.36</td>
<td>Constrained</td>
<td>Site is considered suitable but development potential is currently constrained. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>2695</td>
<td>Land South of Hawthorn Centre</td>
<td>Harter Road / Blackbrook Avenue, Padgate, WA2 0SP</td>
<td>1.38</td>
<td>1.24</td>
<td>Constrained</td>
<td>Site is considered suitable but development potential is currently constrained. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>2699</td>
<td>Land South of Culcheth High School</td>
<td>Warrington Road, Culcheth, WA3 5HH</td>
<td>1.76</td>
<td>1.58</td>
<td>Constrained</td>
<td>Site is considered suitable but development potential is currently constrained. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>2705</td>
<td>Land at Cherry Lane</td>
<td>Cherry Lane, Lymm, WA13 0NU</td>
<td>13.5</td>
<td>10.13</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>2706</td>
<td>Kenyon Lane Nurseries</td>
<td>Kenyon Lane, Croft, WA3 4AX</td>
<td>1.2</td>
<td>1.08</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>2709</td>
<td>Land North West of Croft (part covered by 2156)</td>
<td>Smithy Brow, Croft, WA3 7BZ</td>
<td>128.2</td>
<td>96.3</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>2710</td>
<td>Land to the West of Higher Walton</td>
<td>Chester Road, Higher Walton, WA4 6TL</td>
<td>124.5</td>
<td>93.38</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>2721</td>
<td>Trident Business Park</td>
<td>Daten Avenue, Risley, Warrington, WA3 6BX</td>
<td>8.75</td>
<td>6.56</td>
<td>Constrained</td>
<td>Constrained by policy restrictions relating to loss of employment land. Not included in land supply at present, situation will be reviewed annually.</td>
</tr>
<tr>
<td>2722</td>
<td>Land at Hillside Farm</td>
<td>Hillside Road, Appleton, WA4 5PY</td>
<td>4.22</td>
<td>3.17</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>2901</td>
<td>Land east of Crockley Lane</td>
<td>Lymm, WA13 0DH</td>
<td>13.4</td>
<td>10.05</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
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<td>--------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>2902</td>
<td>Land Jnt of Stretton Rd and Tarporley Road</td>
<td>Stretton, WA4 4NS</td>
<td>39.2</td>
<td>29.4</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>2903</td>
<td>Land north of Grappenhall Lane</td>
<td>Grappenhall, WA4 4SH</td>
<td>48.94</td>
<td>36.705</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>2904</td>
<td>Land between Weaste Lane and Knutsford Road</td>
<td>Grappenhall, WA4 3JY</td>
<td>15.94</td>
<td>11.955</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3100</td>
<td>Stocks Lane / Laburnum Lane</td>
<td>Laburnum Lane, Penketh, WA5 3AB</td>
<td>32.12</td>
<td>24.09</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3101</td>
<td>Land at Fir Tree Close</td>
<td>Fir Tree Close, Stretton, WA4 4NA</td>
<td>2.84</td>
<td>2.13</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3102</td>
<td>Birch Tree Farm</td>
<td>Red Lane, Appleton, WA4 5AB</td>
<td>0.35</td>
<td>0.2625</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3103</td>
<td>Land at Dam Lane</td>
<td>Dam Lane, Rixton-with-Glazebrook, WA3 6LB</td>
<td>9.88</td>
<td>7.41</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3104</td>
<td>Land at Newton Road</td>
<td>Winwick, WA2 8SE</td>
<td>1.25</td>
<td>0.9375</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3105</td>
<td>Field off Stage Lane</td>
<td>Stage Lane, Lymm, WA13 3JP</td>
<td>0.69</td>
<td>0.5175</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3106</td>
<td>Land at Warrington Sports Club</td>
<td>Walton Lea Road, Walton, WA4 6J</td>
<td>0.36</td>
<td>0.27</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3107</td>
<td>Stocks Lane / Friends Lane</td>
<td>Friends Lane, Penketh, WA5 3JT</td>
<td>6.69</td>
<td>5.0175</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3109</td>
<td>Holly House</td>
<td>Rushgreen Road, Lymm, WA13 9PN</td>
<td>1.12</td>
<td>0.84</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3110</td>
<td>Sites east of Jnt 21 Ml (Site 4650)</td>
<td>Brook Lane, WA3 6DT</td>
<td>11.07</td>
<td>8.3025</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In addition, the site is considered unsuitable for residential development due to a number of constraints, including flood risk issues. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>3111</td>
<td>Sites east of Jnt 21 Ml (Site 4448)</td>
<td>Brook Lane, WA3 6DS</td>
<td>15.35</td>
<td>11.5125</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In addition, the site is considered unsuitable for residential development due to a number of constraints, including flood risk issues. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>3112</td>
<td>Sites east of Jnt 21 Ml (Site 6919)</td>
<td>Manchester Road, Rixton, WA3 6DU</td>
<td>3.92</td>
<td>2.94</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In addition, the site is considered unsuitable for residential development due to a number of constraints, including flood risk issues. Site to be reviewed on an annual basis.</td>
</tr>
</tbody>
</table>
### Appendix 2 – Constrained site list

<table>
<thead>
<tr>
<th>SHLAA Ref</th>
<th>Site Name</th>
<th>Site Address</th>
<th>Gross Site Area (Ha)</th>
<th>Net Developable Site Area (Ha)</th>
<th>Concluding Recommendation</th>
<th>Concluding Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>3113</td>
<td>Sites east of Jctn 21 M6 (Site 8190)</td>
<td>Manchester Road, Rixton, WA3 6DX</td>
<td>12.62</td>
<td>9.465</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3114</td>
<td>Sites east of Jctn 21 M6 (Site 8979)</td>
<td>Holly Bush Lane, Rixton, WA3 6DZ</td>
<td>5.33</td>
<td>3.9975</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3115</td>
<td>Sites east of Jctn 21 M6 (Site 8939)</td>
<td>Manchester Road, Rixton, WA3 6DU</td>
<td>0.3</td>
<td>0.225</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3116</td>
<td>Sites east of Jctn 21 M6 (Site 9624)</td>
<td>Manchester Road, Rixton, WA3 6DU</td>
<td>3.31</td>
<td>2.4825</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In addition, the site is considered unsuitable for residential development due to a number of constraints, including flood risk issues. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>3117</td>
<td>Sites east of Jctn 21 M6 (Site 1833)</td>
<td>Manchester Road, Rixton, WA3 6DU</td>
<td>7.54</td>
<td>5.655</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3118</td>
<td>Sites east of Jctn 21 M6 (Site 5636)</td>
<td>Manchester Road, Rixton, WA3 6EA</td>
<td>9.3</td>
<td>6.975</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3119</td>
<td>Sites east of Jctn 21 M6 (Site 6316)</td>
<td>Manchester Road, Rixton, WA3 6EA</td>
<td>1.79</td>
<td>1.3425</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3120</td>
<td>Sites east of Jctn 21 M6 (Site 5371)</td>
<td>Manchester Road, Rixton, WA3 6EA</td>
<td>0.78</td>
<td>0.585</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3121</td>
<td>Sites east of Jctn 21 M6 (Site 3714)</td>
<td>Holly Bush Lane, Rixton, WA3 6DY</td>
<td>6.02</td>
<td>4.515</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3122</td>
<td>Land north of Smithy Brow</td>
<td>Smithy Brow, Crift, WA3 7BY</td>
<td>6.49</td>
<td>4.8675</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3123</td>
<td>Land south of Stockport Road</td>
<td>Stockport Road, Thelwall, WA4 2TJ</td>
<td>0.82</td>
<td>0.615</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3124</td>
<td>Land off Massey Brook Lane</td>
<td>Massey Brook Lane, Lymm, WA13 0FW</td>
<td>2.12</td>
<td>1.59</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3125</td>
<td>Land SE of Stretton Road</td>
<td>Stretton Road, Appleton, WA4 4TB</td>
<td>5.32</td>
<td>3.99</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3127</td>
<td>Land North of Townfield Lane (Holms Park Country Club)</td>
<td>Townfield Lane, Winwick, WA2 8TE</td>
<td>1</td>
<td>0.75</td>
<td>Constrained</td>
<td>Site is considered suitable but development is currently constrained by Green Belt designation. Although it can be assumed that small scale redevelopment may be acceptable, due to openness considerations and an absence of a specific scheme the site cannot currently be considered achievable.</td>
</tr>
</tbody>
</table>
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<tbody>
<tr>
<td>3128</td>
<td>Land S of Townfield Lane</td>
<td>Townfield Lane, Winwick, WA2 8TR</td>
<td>1.72</td>
<td>1.29</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3129</td>
<td>Land at Carr House Farm</td>
<td>Broad Lane, Grappenhall, WA4 3ET</td>
<td>23.92</td>
<td>17.94</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3130</td>
<td>Land at Arley Road</td>
<td>Arley Road, Stretton, WA4 4RR</td>
<td>1.37</td>
<td>1.0275</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3131</td>
<td>Land to N &amp; S of Hurst Lane</td>
<td>Hurst Lane, Glazebury, WA3 SL5</td>
<td>2.09</td>
<td>1.5675</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3132</td>
<td>Land to rear of Smity Brow</td>
<td>Smity Brow, Croft, WA3 7DA</td>
<td>0.98</td>
<td>0.735</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3133</td>
<td>Land south of School Lane</td>
<td>School Lane, Rixon, WA3 6HX</td>
<td>0.51</td>
<td>0.3825</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3135</td>
<td>Long Meadow</td>
<td>Chapel Road, Penkethyl, WA5 2PW</td>
<td>1.1</td>
<td>0.99</td>
<td>Constrained</td>
<td>Constrained by policy restrictions relating to open space designation. In addition, the site is considered unsuitable but residential development due to flood risk issues. Not included in land supply at present. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>3137</td>
<td>306 Warrington Road</td>
<td>Glazebury, WA3 SL8</td>
<td>0.54</td>
<td>0.405</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3138</td>
<td>Land off Hollins Lane</td>
<td>Hollins Lane, Winwick, WA2 8SF</td>
<td>6.37</td>
<td>4.7775</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3139</td>
<td>Land adjacent of Lymm Rugby Club</td>
<td>Crouchley Lane, Lymm, WA13 0AN</td>
<td>8.33</td>
<td>6.2475</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3140</td>
<td>Land at Joy Lane</td>
<td>Joy Lane, Burtonwood, WA5 4DF</td>
<td>13.57</td>
<td>10.1775</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3141</td>
<td>Land N of Longbutt Lane</td>
<td>Longbutt Lane, Lymm, WA13 0QX</td>
<td>11.06</td>
<td>8.295</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3142</td>
<td>Land at Gullivers World</td>
<td>Shackleton Close, Westbrook, WA5 9Y2</td>
<td>24.12</td>
<td>18.09</td>
<td>Constrained</td>
<td>Site is considered suitable but development potential is currently constrained. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>3143</td>
<td>Land east of Burford Lane</td>
<td>Burford Lane, Lymm, WA13 0SJ</td>
<td>17.02</td>
<td>12.765</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3144</td>
<td>Land at Bradshaw Lane</td>
<td>Bradshaw Lane, Lymm, WA13 9JW</td>
<td>14.68</td>
<td>11.01</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
</tbody>
</table>
Appendix 2 – Constrained site list

<table>
<thead>
<tr>
<th>SHLAA Ref</th>
<th>Site Name</th>
<th>Site Address</th>
<th>Gross Site Area (Ha)</th>
<th>Net Developable Site Area (Ha)</th>
<th>Concluding Recommendation</th>
<th>Concluding Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>3145</td>
<td>Cherry Hall Farm</td>
<td>Cherry Lane, Lymm, WA13 0SY</td>
<td>26.26</td>
<td>19.695</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3146</td>
<td>Land south of Birchwood Train Station</td>
<td>Moss Lane, Woolston, WA3 6EP</td>
<td>20.05</td>
<td>15.0375</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3147</td>
<td>Land south of Hatton Lane</td>
<td>Hatton Lane, Hatton, WA4 4BZ</td>
<td>3.15</td>
<td>2.3625</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3151</td>
<td>Glazebury Depot</td>
<td>Wilton Lane, Culcheth</td>
<td>20.04</td>
<td>15.03</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3152</td>
<td>Wider land north of Culcheth</td>
<td>Wilton Lane, Culcheth</td>
<td>108.59</td>
<td>81.4425</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3154</td>
<td>Land east of Heath Lane</td>
<td>Heath Lane, Croft, WA3 70J</td>
<td>3.35</td>
<td>2.5125</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3155</td>
<td>Land at Heathercroft Stud</td>
<td>Decons Close, Croft, WA3 7EN</td>
<td>3.51</td>
<td>2.6325</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3157</td>
<td>Land at Warrington Road</td>
<td>Warrington Road, Culcheth, WA3 5AE</td>
<td>8.38</td>
<td>6.285</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3158</td>
<td>Land north of Stone Pit Lane</td>
<td>Stone Pit Lane, Croft, WA3 7DS</td>
<td>8.2</td>
<td>6.15</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3159</td>
<td>Land south of Smitty Brow</td>
<td>Smitty Brow, Croft, WA3 7DA</td>
<td>3.93</td>
<td>2.9475</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3160</td>
<td>Land east of Hough Lane</td>
<td>Houghs Lane, Walton, WA4 5LL</td>
<td>3.19</td>
<td>2.3925</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3161</td>
<td>Land south of Westbourne Road and west of Red Lane</td>
<td>Red Lane, Appleton, WA4 5AB</td>
<td>16.64</td>
<td>12.48</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3162</td>
<td>Land at Mill Lane/Stage Lane</td>
<td>Mill Lane, Lymm, WA13 9SQ</td>
<td>20.97</td>
<td>15.7275</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3163</td>
<td>Land adjacent to Glazebrook Lane</td>
<td>Glazebrook, WA3 5AX</td>
<td>23.01</td>
<td>17.2575</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
</tbody>
</table>
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<th>Site Address</th>
<th>Gross Site Area (Ha)</th>
<th>Net Developable Site Area (Ha)</th>
<th>Concluding Recommendation</th>
<th>Concluding Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>3164</td>
<td>Land north of Higher Lane (A06)</td>
<td>Higher Lane, Lymm, WA13 OR5</td>
<td>29.12</td>
<td>21.84</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3165</td>
<td>Land south of Lymm Road</td>
<td>Grappenhall, WA4 2TP</td>
<td>3.87</td>
<td>2.9025</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3166</td>
<td>Land off Glazebrook Lane</td>
<td>Glazebrook, WA3 5AX</td>
<td>4.45</td>
<td>3.3375</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In addition, the site is considered unsuitable for residential development due to flood risk issues. Site to be reviewed on an annual basis.</td>
</tr>
<tr>
<td>3167</td>
<td>Stocks Lane</td>
<td>Penketh, WA5 2RN</td>
<td>30.16</td>
<td>22.62</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3168</td>
<td>Land SE of Warrington</td>
<td>Grappenhall</td>
<td>245.56</td>
<td>184.17</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3169</td>
<td>Land at Reddish Hall Farm</td>
<td>Broad Lane, Grappenhall, WA4 3HS</td>
<td>31.35</td>
<td>23.5125</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3170</td>
<td>Land off High Legh Road</td>
<td>High Legh Road, Lymm, WA13 ORT</td>
<td>0.66</td>
<td>0.495</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3172</td>
<td>Land off Hatton Lane (Site 1)</td>
<td>Hatton Lane, Stretton, WA4 5PJ</td>
<td>4.5</td>
<td>3.375</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3173</td>
<td>Land off Hatton Lane (Site 2)</td>
<td>Hatton Lane, Stretton, WA4 5PJ</td>
<td>20.06</td>
<td>15.045</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3175</td>
<td>Land west of Delph Farm</td>
<td>Delph Lane, Winwick, WA2 8RW</td>
<td>15.53</td>
<td>11.6475</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3176</td>
<td>Land N &amp; S of Bank Street and Glazebrook Lane</td>
<td>Glazebrook, WA3 5BW</td>
<td>35.76</td>
<td>26.82</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3178</td>
<td>Reddish Lane</td>
<td>Lymm, WA13 9RP</td>
<td>7.17</td>
<td>5.3775</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3179</td>
<td>Land south of Grappenhall Heys</td>
<td>Broad Lane, Grappenhall, WA4 3HT</td>
<td>11.71</td>
<td>8.7825</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3300</td>
<td>Land at Statham</td>
<td>Lymm</td>
<td>31.97</td>
<td>28.773</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
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<td>----------------------</td>
</tr>
<tr>
<td>3301</td>
<td>Land East of Heath Lane/North of Sandy Lane</td>
<td>Croft</td>
<td>1.15</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
<td></td>
</tr>
<tr>
<td>3302</td>
<td>Heath Lane</td>
<td>Croft</td>
<td>0.66</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
<td></td>
</tr>
<tr>
<td>3303</td>
<td>Land at STA Cherry Lane</td>
<td>Lymm</td>
<td>0.34</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
<td></td>
</tr>
<tr>
<td>3304</td>
<td>Land at Grange Mill House</td>
<td>Milton Lane, Walton</td>
<td>1.51</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
<td></td>
</tr>
<tr>
<td>3305</td>
<td>Land at 21 Heath Lane</td>
<td>Croft</td>
<td>0.27</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
<td></td>
</tr>
<tr>
<td>3306</td>
<td>Orford Fields</td>
<td>Orford Road, Padgate, WA2 7SS</td>
<td>0.51</td>
<td>0.46 Constrained</td>
<td>Inclusion within HSE natural gas pipeline consultation buffer. Designated urban greenspace. In addition, the site is considered unsuitable but residential development due to flood risk issues. Site to be reviewed on an annual basis.</td>
<td></td>
</tr>
<tr>
<td>3307</td>
<td>Riverside Industrial Park</td>
<td>Off Station Road, Penketh, WA5 2UL</td>
<td>1.04</td>
<td>0.94 Constrained</td>
<td>Inclusion within the Green Belt. In addition, the site is considered unsuitable but residential development due to flood risk issues. Site to be reviewed on an annual basis.</td>
<td></td>
</tr>
<tr>
<td>3308</td>
<td>Land at Massey Brook Farm</td>
<td>Lymm</td>
<td>30.15</td>
<td>22.61 Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
<td></td>
</tr>
<tr>
<td>3310</td>
<td>Land adj Haresfield</td>
<td>Stockton Lane</td>
<td>0.67</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
<td></td>
</tr>
<tr>
<td>3311</td>
<td>Land off Smithy Brow</td>
<td>Croft</td>
<td>4.18</td>
<td>3.135 Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
<td></td>
</tr>
<tr>
<td>3312</td>
<td>Land south of Hatton Lane</td>
<td>Stretton</td>
<td>26.9</td>
<td>20.175 Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
<td></td>
</tr>
<tr>
<td>3313</td>
<td>Land N &amp; S of Bank Street and Glazebrook Lane</td>
<td>Glazebrook</td>
<td>37.09</td>
<td>27.8175 Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
<td></td>
</tr>
<tr>
<td>3314</td>
<td>Land at Gullivers World</td>
<td>Shackleton Close, Westbrook</td>
<td>2.8</td>
<td>2.1 Constrained</td>
<td>Inclusion of part of site as Urban Green Space. In addition, the site is considered unsuitable but residential development due to existing use as overflow car park. Site to be reviewed on an annual basis.</td>
<td></td>
</tr>
<tr>
<td>3315</td>
<td>Land south of Lumber Lane</td>
<td>Burtonwood</td>
<td>10.1</td>
<td>7.575 Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
<td></td>
</tr>
<tr>
<td>3316</td>
<td>Land off Massey Brook Lane</td>
<td>Lymm</td>
<td>2.66</td>
<td>1.995 Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
<td></td>
</tr>
<tr>
<td>3317</td>
<td>Land north of Hall Lane</td>
<td>Stretton</td>
<td>0.49</td>
<td>0.441 Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
<td></td>
</tr>
</tbody>
</table>
## Appendix 2 – Constrained site list

<table>
<thead>
<tr>
<th>SHLAA Ref</th>
<th>Site Name</th>
<th>Site Address</th>
<th>Gross Site Area (Ha)</th>
<th>Net Developable Site Area (Ha)</th>
<th>Concluding Recommendation</th>
<th>Concluding Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>3318</td>
<td>Land north of Chester Road</td>
<td>Walton</td>
<td>32.04</td>
<td></td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3319</td>
<td>Cherry Hall Farm</td>
<td>Cherry Lane, Lymm</td>
<td>41.81</td>
<td>31.3575</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3320</td>
<td>Kenyon Railway Junction</td>
<td>Wilton Lane, Culcheth</td>
<td>2.78</td>
<td>2.085</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3321</td>
<td>Rixton Quarry</td>
<td>Chapel Lane, Hollins Green</td>
<td>6.57</td>
<td>4.9275</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3322</td>
<td>Land at Dunlifield Farm</td>
<td>Glazebury</td>
<td>15.28</td>
<td>11.46</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3323</td>
<td>Land at White House Farm</td>
<td>Broad Lane, Grappenhall</td>
<td>25.58</td>
<td></td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3324</td>
<td>Land at Higher Lane</td>
<td>Lymm</td>
<td>0.94</td>
<td>0.705</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3325</td>
<td>Site adjacent Fiddle 1'/th Bag</td>
<td>Alder Lane, Burtonwood</td>
<td>0.85</td>
<td>0.6375</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3326</td>
<td>Land at Lady Lane</td>
<td>Croft</td>
<td>3.69</td>
<td>2.7675</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3327</td>
<td>Land at Top Farm</td>
<td>Broomedge, Lymm</td>
<td>18.29</td>
<td>13.7175</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3328</td>
<td>Land at Nook Farm</td>
<td>Arley Road, Appleton Thom</td>
<td>0.56</td>
<td></td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3329</td>
<td>Land off Birchbrook Road (No.19)</td>
<td>Lymm</td>
<td>0.34</td>
<td>0.255</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3330</td>
<td>Land at Barondale Grange</td>
<td>Stockport Road, Lymm</td>
<td>1.37</td>
<td></td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
<tr>
<td>3331</td>
<td>Land south of Rushgreen Road (East Site)</td>
<td>Lymm</td>
<td>4.29</td>
<td>3.22</td>
<td>Constrained</td>
<td>Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.</td>
</tr>
</tbody>
</table>
Appendix 3

Appendix 3 Density and Net Developable Area Testing
## Appendix 3: Density and Net Developable Area - Recent Development of SHLAA sites in Warrington (in excess of 10 dwellings)

<table>
<thead>
<tr>
<th>SHLAA Ref</th>
<th>Site</th>
<th>Ward</th>
<th>GF or PDL</th>
<th>Gross Site Size (Ha)</th>
<th>Total Dwellings</th>
<th>Gross Density (per Ha)</th>
<th>Net Site Size Equivalent to SHLAA Assessment (Ha)</th>
<th>Estimated Net Density based on SHLAA Assumption (per Ha)</th>
<th>Additional Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>121</td>
<td>New World Ltd, New World House, Thelwall Lane, Warrington, WA4 1NL</td>
<td>LE</td>
<td>PDL</td>
<td>13.91</td>
<td>424</td>
<td>31</td>
<td>10.43 (75% scenario)</td>
<td>41</td>
<td>Gross site area includes large POS / SUDs and an existing social club which was retained, together with all internal roads, rear parking courts, etc. Development is a mix of detached, semi-detached, mews houses and apartments.</td>
</tr>
<tr>
<td>538</td>
<td>Land off Sandy La, Oughtrington</td>
<td>LYM</td>
<td>PDL</td>
<td>0.25</td>
<td>14</td>
<td>56</td>
<td>0.25 (100% scenario)</td>
<td>56</td>
<td>Gross site area reflects curtilage of dwellings only. Development is three blocks of mews houses.</td>
</tr>
<tr>
<td>581</td>
<td>Britannia Wire Works, Bewsey Road</td>
<td>BWX</td>
<td>PDL</td>
<td>8.00</td>
<td>341</td>
<td>43</td>
<td>6.00 (75% scenario)</td>
<td>57</td>
<td>Gross site area includes significant central POS and additional landscape buffer / greenway to railway line, together with all internal roads, rear parking courts, etc. Development is predominantly mews houses supplemented by detached and semi-detached houses and apartments.</td>
</tr>
<tr>
<td>614</td>
<td>Land at Longbutt Lane/Oughtrington Lane, Lymm</td>
<td>LYM</td>
<td>G</td>
<td>5.96</td>
<td>214</td>
<td>36</td>
<td>4.47 (75% scenario)</td>
<td>48</td>
<td>Gross site area includes significant POS to centre and western sections of site, plus sub-station, all internal roads, rear parking courts, etc. Development is a mix of detached, semi-detached and mews houses, supplemented by apartments.</td>
</tr>
<tr>
<td>1092</td>
<td>Farrell Street South</td>
<td>F&amp;H</td>
<td>PDL</td>
<td>7.08</td>
<td>368</td>
<td>52</td>
<td>5.31 (75% scenario)</td>
<td>69</td>
<td>Gross site area includes POS, sub-station, all internal roads, rear parking courts, etc. Development is a mix of detached, semi-detached and mews houses, supplemented by apartments.</td>
</tr>
<tr>
<td>1211</td>
<td>Former Christadelphian Hall, Junction of Museum Street and Winmarleigh Street, Warrington</td>
<td>BWX</td>
<td>PDL</td>
<td>0.06</td>
<td>20</td>
<td>0.06 (100% scenario)</td>
<td>333</td>
<td>333</td>
<td>Gross site area includes rear parking area only. Development is a conversion of an existing building to residential departments.</td>
</tr>
<tr>
<td>1249</td>
<td>George Howard Scrap Yard Ltd, 94 Folly Lane, Warrington, WAS ONG</td>
<td>BWX</td>
<td>PDL</td>
<td>1.33</td>
<td>80</td>
<td>60</td>
<td>1.20 (90% scenario)</td>
<td>67</td>
<td>Gross site area includes access roads and parking areas only. Development is a mix of semi-detached and mews houses, supplemented by apartments.</td>
</tr>
<tr>
<td>1262</td>
<td>Land at Western end of Greenalls Avenue, Latchford, Warrington</td>
<td>LW</td>
<td>PDL</td>
<td>0.67</td>
<td>45</td>
<td>67</td>
<td>0.60 (90% scenario)</td>
<td>75</td>
<td>Gross site area includes internal road and parking area only. Development comprises mews houses and an apartment block in a waterfront location.</td>
</tr>
<tr>
<td>1235</td>
<td>Marsden Vanplan Ltd, Longshaw Street, Warrington, WAS ODF</td>
<td>BWX</td>
<td>PDL</td>
<td>1.75</td>
<td>100</td>
<td>57</td>
<td>1.58 (90% scenario)</td>
<td>63</td>
<td>Gross site area includes internal road, parking areas, central POS area and sub-station. Development is a mix of detached, semi-detached, mews houses and apartments.</td>
</tr>
<tr>
<td>1328</td>
<td>Land at Deans Lane, Thelwall, Warrington, WA4 2TN</td>
<td>G&amp;T</td>
<td>PDL</td>
<td>1.04</td>
<td>10</td>
<td>10</td>
<td>0.94 (90% scenario)</td>
<td>11</td>
<td>Development is within the Green Belt and utilised the footprint of pre-existing buildings which were demolished to consolidate the site and retain openness of the wider curtilage. These circumstances account for the low density of development, due to the limited developable area.</td>
</tr>
<tr>
<td>SHLAA Ref</td>
<td>Site</td>
<td>Ward</td>
<td>GF or PDL</td>
<td>Gross Site Size (Ha)</td>
<td>Total Dwellings</td>
<td>Gross Density (per Ha)</td>
<td>Net Site Size Equivalent to SHLAA Assessment (Ha)</td>
<td>Estimated Net Density based on SHLAA Assumption (per Ha)</td>
<td>Additional Information</td>
</tr>
<tr>
<td>-----------</td>
<td>----------------------------------------------------------------------</td>
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<td>------------------------------------------------</td>
<td>------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>1411</td>
<td>Former timber planing mill off Chester Road, Lower Walton And Land To Immediate South Of, Landseer Avenue And, Cranborne Avenue, Warrington</td>
<td>LW</td>
<td>PDL</td>
<td>9.73</td>
<td>250</td>
<td>26</td>
<td>7.30 (75% scenario)</td>
<td>34</td>
<td>Gross site area includes the creation of Watersmeet Linear Park - approximately 6 ha of landscaping, watercourse and POS / TPT which does not form part of the developable area for residential (remaining 3.73 ha). Consequently the actual density of the net developable area is approximately 67 dph, inclusive of internal roads, parking areas and sub-station. Development comprises a mix of detached, semi-detached and mews houses, supplemented by apartments.</td>
</tr>
<tr>
<td>1424</td>
<td>Manor Lock, Junction Of Westy Lane / Grange Avenue, Warrington</td>
<td>LE</td>
<td>PDL</td>
<td>0.21</td>
<td>18</td>
<td>86</td>
<td>0.21 (100% scenario)</td>
<td>86</td>
<td>Gross site area includes rear parking area and small amenity space only. Development comprises a block of mews houses, supplemented by apartments in the centre.</td>
</tr>
<tr>
<td>1439</td>
<td>Saxon Park East, Liverpool Road, WARRINGTON</td>
<td>BWX</td>
<td>PDL</td>
<td>2.40</td>
<td>75</td>
<td>31</td>
<td>1.80 (75% scenario)</td>
<td>42</td>
<td>Gross site area includes landscaping / POS, internal access roads and retained through route to commercial premises. Development is in a waterfront location comprising a mix of semi-detached and mews houses, together with apartment blocks.</td>
</tr>
<tr>
<td>1440</td>
<td>G &amp; J Greenalls Site, South Of Loushers Lane, WARRINGTON</td>
<td>LW</td>
<td>PDL</td>
<td>4.78</td>
<td>125</td>
<td>26</td>
<td>3.59 (75% scenario)</td>
<td>35</td>
<td>Gross site area includes landscaping / POS and internal access roads. Development is within an irregular shaped linear plot comprising predominantly detached houses, supplemented by a small pocket of semi-detached and mews houses.</td>
</tr>
<tr>
<td>1451</td>
<td>Cantilever Gardens, Station Road, Warrington, WA4 2GU</td>
<td>LE</td>
<td>PDL</td>
<td>0.20</td>
<td>14</td>
<td>70</td>
<td>0.20 (100% scenario)</td>
<td>70</td>
<td>Gross site area includes only a parking court. Development is within a narrow linear plot and comprises two detached dwellings and an apartment block.</td>
</tr>
<tr>
<td>1709</td>
<td>Land at Marsh House Lane, Marsh House Lane, Warrington, WA1 3QU</td>
<td>F&amp;H</td>
<td>PDL</td>
<td>1.79</td>
<td>108</td>
<td>60</td>
<td>1.61 (90% scenario)</td>
<td>67</td>
<td>Gross site area includes internal access roads and parking courts. Development is within an irregular wedge shaped plot and comprises a mix of semi-detached and mews houses, together with an apartment block.</td>
</tr>
<tr>
<td>1792</td>
<td>Former HMS Gosling, Lady Lane, Croft, Warrington, WA3 7AY</td>
<td>CGC</td>
<td>PDL</td>
<td>8.60</td>
<td>25</td>
<td>3</td>
<td>6.45 (75% scenario)</td>
<td>4</td>
<td>Development is within the Green Belt and utilised the footprint of pre-existing buildings which were demolished to consolidate the site and retain openness of the wider curtilage. These circumstances account for the low density of development of detached houses and also due to the limited developable area (approximately 20% of the gross site area of 1.74 ha - 14 dph) which includes internal roads, sub-station, foul pumps and localised POS. Wider gross area of the site includes retention of existing woodland and creation of wildflower meadow and woodland walk through addition of footpaths, and a SUDs pond.</td>
</tr>
<tr>
<td>SHLAA Ref</td>
<td>Site Description</td>
<td>Ward</td>
<td>GF or PDL</td>
<td>Gross Site Size (Ha)</td>
<td>Total Dwellings</td>
<td>Gross Density (per Ha)</td>
<td>Net Site Size Equivalent to SHLAA Assessment (Ha)</td>
<td>Estimated Net Density based on SHLAA Assumption (per Ha)</td>
<td>Additional Information</td>
</tr>
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<td>-------------------------------------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>1814</td>
<td>Land adjoining the Farmers Arms, Rushgreen Road, Lymm, Warrington</td>
<td>LYM</td>
<td>PDL</td>
<td>0.30</td>
<td>10</td>
<td>33</td>
<td>0.30 (100% scenario)</td>
<td>33</td>
<td>Gross site area includes internal access road and landscaping / PDS fronting Rushgreen Road. Development comprises mews houses.</td>
</tr>
<tr>
<td>1864</td>
<td>Eagle Ottawa Warrington Ltd, Thelwall Lane, Warrington, WA4 1NQ</td>
<td>LE</td>
<td>PDL</td>
<td>1.68</td>
<td>92</td>
<td>55</td>
<td>1.51 (90% scenario)</td>
<td>61</td>
<td>Gross site area includes internal access roads and substation. Development comprises predominantly mews houses, supplemented by two apartment blocks.</td>
</tr>
<tr>
<td>1877</td>
<td>Land to the rear of, Tesco Extra, Manchester Road, Warrington, WA1 3NJ</td>
<td>F&amp;H</td>
<td>PDL</td>
<td>0.30</td>
<td>12</td>
<td>40</td>
<td>0.30 (100% scenario)</td>
<td>40</td>
<td>Gross site area includes access road from Manchester Road to backland site, surface parking and accommodates watercourse on southern fringe. Development comprises two apartment blocks.</td>
</tr>
<tr>
<td>2005</td>
<td>106-112, Church Lane, Culcheth, WARRINGTON, WA3 5DJ</td>
<td>CGC</td>
<td>PDL</td>
<td>0.27</td>
<td>10</td>
<td>37</td>
<td>0.27 (100% scenario)</td>
<td>37</td>
<td>Gross site area includes internal access roads. Development comprises semi-detached and mews houses.</td>
</tr>
<tr>
<td>2014</td>
<td>Hamnett Court, Birchwood, Warrington, WA3 7PN</td>
<td>BIR</td>
<td>PDL</td>
<td>0.73</td>
<td>70</td>
<td>96</td>
<td>0.66 (90% scenario)</td>
<td>106</td>
<td>Gross site area includes access road and surface parking. Development comprises a conversion of existing building to apartment style development.</td>
</tr>
<tr>
<td>2148</td>
<td>Sealand Close, Fearnhead, Warrington, WA2 0US</td>
<td>PN</td>
<td>PDL</td>
<td>0.42</td>
<td>10</td>
<td>24</td>
<td>0.38 (90% scenario)</td>
<td>26</td>
<td>Gross site area includes access road and landscaping. Development is within a linear cul-de-sac arrangement comprising large semi-detached bungalows with irregular plot sizes due to site shape. Single storey nature of the dwellings results in a larger individual footprint thereby reducing the overall density.</td>
</tr>
<tr>
<td>2150</td>
<td>Land at the junction of Egerton Street / Farrell Street, Howley, Warrington</td>
<td>F&amp;H</td>
<td>PDL</td>
<td>0.22</td>
<td>23</td>
<td>105</td>
<td>0.22 (100% scenario)</td>
<td>105</td>
<td>Gross site area includes parking court and landscaped frontage. Development comprises mews houses and apartments.</td>
</tr>
<tr>
<td>2203</td>
<td>Booths Hill House, Booths Hill Close, Lymm, Warrington, WA13 0DW</td>
<td>LYM</td>
<td>PDL</td>
<td>0.29</td>
<td>38</td>
<td>131</td>
<td>0.29 (100% scenario)</td>
<td>131</td>
<td>Gross site area includes parking court, landscaping and sub station. Development comprises apartments.</td>
</tr>
<tr>
<td>2254</td>
<td>56 Bewsey Street, Warrington, WA2 7JE</td>
<td>BWX</td>
<td>PDL</td>
<td>0.05</td>
<td>11</td>
<td>220</td>
<td>0.05 (100% scenario)</td>
<td>200</td>
<td>Gross site area reflects existing building and its curtilage only. Development comprises conversion of existing building to apartments.</td>
</tr>
<tr>
<td>2275</td>
<td>Former G&amp;J Greenall Offices, China Lane/Wilderspool Causeway, Warrington, WA4 6PX</td>
<td>LW</td>
<td>PDL</td>
<td>0.30</td>
<td>14</td>
<td>47</td>
<td>0.30 (100% scenario)</td>
<td>47</td>
<td>Gross site area includes parking court and landscaped area. Development comprises predominantly mews houses with a single semi-detached pair of dwellings.</td>
</tr>
<tr>
<td>2410</td>
<td>10-12, Winmarleigh Street, Bewsey and Whitecross, Warrington, WA1 1NB</td>
<td>BWX</td>
<td>PDL</td>
<td>0.03</td>
<td>10</td>
<td>333</td>
<td>0.03 (100% scenario)</td>
<td>333</td>
<td>Gross site area reflects existing building and its curtilage only. Development comprises conversion of existing building to apartments.</td>
</tr>
<tr>
<td>SHLAA Ref</td>
<td>Site</td>
<td>Ward</td>
<td>GF or PDL</td>
<td>Gross Site Size (Ha)</td>
<td>Total Dwellings</td>
<td>Gross Density (per Ha)</td>
<td>Net Site Size Equivalent to SHLAA Assessment (Ha)</td>
<td>Estimated Net Density based on SHLAA Assumption (per Ha)</td>
<td>Additional Information</td>
</tr>
<tr>
<td>-----------</td>
<td>----------------------------------------------------------------------</td>
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<td>------------------------------------------------------</td>
<td>------------------------</td>
</tr>
<tr>
<td>2449</td>
<td>Land adjacent to Riversdale, Woolston</td>
<td>R&amp;W</td>
<td>PDL</td>
<td>0.42</td>
<td>10</td>
<td>0.38</td>
<td>26</td>
<td></td>
<td>Gross site area includes access road and landscaping / POS. Development is within a broadly wedge shaped cul-de-sac arrangement comprising detached dwellings – narrow width of the northern section reduces the site density.</td>
</tr>
<tr>
<td>2453</td>
<td>The Hermit Inn, Golborne Road, Winwick, Warrington, WA2 8SN</td>
<td>B&amp;W</td>
<td>PDL</td>
<td>0.62</td>
<td>13</td>
<td>0.56</td>
<td>23</td>
<td></td>
<td>Gross site area includes access road in a cul-de-sac arrangement. Development is within a rectangular plot comprising large detached houses within varying size plots - four properties at the back of the site have substantial rear gardens presumably due to the layout of the site.</td>
</tr>
<tr>
<td>2522</td>
<td>G &amp; J Greenalls Site (Elderly Phase), South of Loushers Lane, Warrington</td>
<td>LW</td>
<td>PDL</td>
<td>0.60</td>
<td>18</td>
<td>0.54</td>
<td>33</td>
<td></td>
<td>Gross site area includes an adjoining care home, access road, parking area and landscaping. Development is within a single apartment block.</td>
</tr>
<tr>
<td>2531</td>
<td>Former Horizon Centre, Loushers Lane, Warrington</td>
<td>LE</td>
<td>PDL</td>
<td>0.50</td>
<td>15</td>
<td>0.45</td>
<td>33</td>
<td></td>
<td>Gross site area includes access road and small landscaped area to the frontage. Development comprises detached dwellings.</td>
</tr>
<tr>
<td>SHLAA Ref</td>
<td>Site</td>
<td>Ward</td>
<td>GF or PDL</td>
<td>Total Dwellings</td>
<td>Site Size (Ha)</td>
<td>Net Developable Area Density (per Ha)</td>
<td>Additional Information</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>487.10</td>
<td>Phase 10a - Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>89</td>
<td>0.52</td>
<td>171</td>
<td>Development of high density three and four bed dwellings - site area includes access roads.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>487.11</td>
<td>Phase 11 - Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>51</td>
<td>1.46</td>
<td>35</td>
<td>Development of standard density of range of detached and mews houses - site area includes access roads.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>487.12</td>
<td>Phase 12 - Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>68</td>
<td>1.90</td>
<td>36</td>
<td>Development of standard density of range of detached and mews houses – site area includes access roads, rear parking courts, fringe landscaping and small POS.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>487.13</td>
<td>Phase 13a - Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>39</td>
<td>1.18</td>
<td>33</td>
<td>Development of standard density of range of detached and mews houses – site area includes access roads, rear parking courts and fringe landscaping.</td>
<td></td>
<td></td>
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<tr>
<td>487.131</td>
<td>Phase 13b - Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>74</td>
<td>1.52</td>
<td>49</td>
<td>Development of mix of apartments, detached and mews houses - site area includes access roads, rear parking courts and sub-station.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>487.14</td>
<td>Phase 14 - Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>34</td>
<td>1.61</td>
<td>21</td>
<td>Development includes standard density of detached and mews houses, together with access roads, landscaping and POS, SUDs / pond and a watercourse.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>487.16</td>
<td>Phase 16a - Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>28</td>
<td>2.57</td>
<td>11</td>
<td>Development of medium and low density housing to fit a linear area on the boundary of the site. Site area includes access roads and part of the landscaping greenway for a main access road.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>487.161</td>
<td>Phase 16b - Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>56</td>
<td>2.51</td>
<td>22</td>
<td>Development of medium and low density housing to fit the boundary of the site. Site area includes access roads, part of the landscaping greenway for a main access road and small area of POS.</td>
<td></td>
<td></td>
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<tr>
<td>487.17</td>
<td>Phase 17 - Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>93</td>
<td>0.73</td>
<td>127</td>
<td>Development of apartments - site area includes access road, landscaping and surface car parking.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>487.18</td>
<td>Phase 18 - Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>38</td>
<td>0.37</td>
<td>103</td>
<td>Development of mix of apartments and mews houses, together with access roads, parking courts and sub-station.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>487F</td>
<td>Phase 1 – Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>210</td>
<td>7.24</td>
<td>29</td>
<td>Development of mix of apartments, detached, semi-detached and mews houses, together with access roads, parking courts and multiple POS.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>487K</td>
<td>Phase 2 - Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>161</td>
<td>3.90</td>
<td>41</td>
<td>Development of mix of apartments, detached, semi-detached and mews houses, together with access roads, parking courts, landscaping and multiple POS.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>487D</td>
<td>Phase 2a - Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>76</td>
<td>1.74</td>
<td>44</td>
<td>Development of mix of apartments, detached and mews houses, together with access roads, parking courts, landscaping and POS.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>487I</td>
<td>Phase 2b - Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>147</td>
<td>2.61</td>
<td>56</td>
<td>Development of mix of apartments and mews houses, together with access roads, parking courts, landscaping and POS.</td>
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<td></td>
</tr>
<tr>
<td>487H</td>
<td>Phase 3 - Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>79</td>
<td>2.96</td>
<td>27</td>
<td>Total site area (5.26 ha) includes two significant areas of public open space outside of the site and internal POS. Net developable area displayed is the 56% of the total area after this is removed, comprising a mix of detached and mews houses and access roads.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SHLAA Ref</td>
<td>Site</td>
<td>Ward</td>
<td>GF or PDL</td>
<td>Total Dwellings</td>
<td>Site Size (Ha)</td>
<td>Net Developable Area Density (per Ha)</td>
<td>Additional Information</td>
<td></td>
<td></td>
</tr>
<tr>
<td>----------</td>
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<td></td>
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</tr>
<tr>
<td>487.4</td>
<td>Phase 4 - Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>120</td>
<td>4.78</td>
<td>25</td>
<td>Development of a mix of detached, semi-detached and mews houses. Site area includes access roads, parking courts, greenway landscaping and various POS.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>487.1</td>
<td>Phase 5 - Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>68</td>
<td>1.85</td>
<td>37</td>
<td>Development of apartments and detached houses. Site area includes access roads, rear parking courts, landscaping and POS.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>487.6</td>
<td>Phase 6 - Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>127</td>
<td>5.46</td>
<td>23</td>
<td>Development of medium and low density housing to fit the boundary of the site. Site area includes access roads, rear parking courts, part of the landscaping greenway, significant POS and a health centre.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>487.7</td>
<td>Phase 7 - Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>71</td>
<td>2.30</td>
<td>31</td>
<td>Development includes standard density of detached, semi-detached and mews houses, together with access roads, rear parking courts, landscaping and multiple areas of POS.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>487.8</td>
<td>Phase 8a - Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>123</td>
<td>4.90</td>
<td>25</td>
<td>Development includes standard density of detached, semi-detached and mews houses, together with access roads, rear parking courts, landscaping and multiple areas of POS.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>487.81</td>
<td>Phase 8b - Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>71</td>
<td>1.70</td>
<td>42</td>
<td>Development includes a mix of detached and mews houses. Site area includes access roads, rear parking courts and POS.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>487.9</td>
<td>Phase 9a - Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>45</td>
<td>1.22</td>
<td>37</td>
<td>Development includes a mix of detached, semi-detached and mews houses. Site area includes access roads, rear parking courts and POS.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>487.91</td>
<td>Phase 9b - Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>57</td>
<td>1.70</td>
<td>34</td>
<td>Development includes a mix of detached and mews houses. Site area includes access roads and rear parking courts.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1925</td>
<td>56.73</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Gross site area</th>
<th>Hectares</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net developable area (including remaining undeveloped plot of 6.88 Ha)</td>
<td>63.61</td>
<td>65</td>
</tr>
<tr>
<td>Infrastructure - strategic POS, landscaping, arterial highways, village centre, rail station, etc</td>
<td>34.89</td>
<td>35</td>
</tr>
</tbody>
</table>
Appendix 4

High Density Development Justification
## Appendix 4: High Density Development (Town Centre/Inner Warrington)

<table>
<thead>
<tr>
<th>App Reference</th>
<th>Site Name</th>
<th>Description/No units</th>
<th>Site Area (ha)</th>
<th>Density (dph)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Town Centre - Approved schemes</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A00/41897</td>
<td>Former Post Office, Palmyra Square Nth, Warrington, WA1 1BB</td>
<td>Redevelopment comprising <strong>49 apartments</strong> (5 Storeys).</td>
<td>0.19</td>
<td>258</td>
</tr>
<tr>
<td>2004/04708</td>
<td>Cheshire Lines Warehouse, Winwick Street, Warrington</td>
<td>Redevelopment comprising <strong>222 apartments</strong> (7 blocks).</td>
<td>1.43</td>
<td>155</td>
</tr>
<tr>
<td>2017/31394</td>
<td>Land at Winwick Street / John Street, Warrington, WA2 7UB</td>
<td>8 storey building comprising <strong>362 apartments</strong> and 593m2 of commercial floorspace together with communal facilities.</td>
<td>0.94</td>
<td>385</td>
</tr>
<tr>
<td>2018/32301</td>
<td>107, Sankey Street, Former Warrington Baptist Church, Warrington, WA1 1NN</td>
<td>Redevelopment comprising <strong>18 apartments</strong> for supported living with office.</td>
<td>0.12</td>
<td>150</td>
</tr>
<tr>
<td>2005/06460</td>
<td>Former Christadelphian Hall, Museum Street, Warrington, WA1 1YJ</td>
<td>Redevelopment of <strong>20 apartments</strong> (4/5 storeys)</td>
<td>0.06</td>
<td>333</td>
</tr>
<tr>
<td>2003/00422</td>
<td>Bovey Court, St Austins Lane, Warrington, WA1 1HE</td>
<td>Redevelopment of <strong>21 apartments</strong> (3 storeys)</td>
<td>0.15</td>
<td>140</td>
</tr>
<tr>
<td>2016/28080</td>
<td>78, Bridge Street, Warrington, WA1 2RF</td>
<td>Conversion of ground floor to A3/A4 and upper floors to <strong>8 apartments</strong></td>
<td>0.025</td>
<td>320</td>
</tr>
<tr>
<td>2016/27808</td>
<td>Former Club Wired, Mersey Street,</td>
<td>Conversion of two-storey building to <strong>10</strong></td>
<td>0.035</td>
<td>285</td>
</tr>
<tr>
<td>Application Number</td>
<td>Location and Description</td>
<td>Details</td>
<td>Scale</td>
<td>2769/10</td>
</tr>
<tr>
<td>--------------------</td>
<td>---------------------------</td>
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<td>---------</td>
</tr>
<tr>
<td>2017/31148</td>
<td>Former Skate Academy, Academy Street, Warrington, WA1 2NP</td>
<td>Redevelopment of 144 apartments (7/8 storeys).</td>
<td>0.42</td>
<td>343</td>
</tr>
<tr>
<td>2017/31836</td>
<td>Formerly Town Hill Chambers, 1, Town Hill, Warrington, WA1 2NQ</td>
<td>Redevelopment of 24 apartments (4 storey).</td>
<td>0.06</td>
<td>400</td>
</tr>
<tr>
<td><strong>Average</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>2769/10</strong></td>
</tr>
<tr>
<td><strong>Inner Warrington – Approved Schemes</strong></td>
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<tr>
<td>A02/45390</td>
<td>Oxford Court, Fairfield Street, Off Manchester Road, Warrington, WA1 3GF</td>
<td>Redevelopment of 30 apartments (3 storeys)</td>
<td>0.23</td>
<td>130</td>
</tr>
<tr>
<td>2003/00110</td>
<td>Site at junction of Wilderspool Causeway and Gainsborough Road, Warrington, WA4 6QA</td>
<td>Redevelopment of 108 apartments (four storeys)</td>
<td>0.97</td>
<td>111</td>
</tr>
<tr>
<td>2003/00888</td>
<td>Raddon Court (The Old Quays), Knutsford Road, Warrington, WA4 1JE</td>
<td>Redevelopment of 60 apartments (three storeys)</td>
<td>0.53</td>
<td>113</td>
</tr>
<tr>
<td>2003/01466</td>
<td>Parkgate Court, Wilderspool Causeway, Warrington, WA4 6QP</td>
<td>Redevelopment of 36 apartments (four storeys)</td>
<td>0.22</td>
<td>164</td>
</tr>
<tr>
<td>2003/01952</td>
<td>Egremont Court, Wilderspool Causeway, Warrington, WA4 6QP</td>
<td>Redevelopment of 46 apartments (four storeys).</td>
<td>0.48</td>
<td>96</td>
</tr>
<tr>
<td>2003/00248</td>
<td>Bevan Court, Chester Road, Warrington,</td>
<td>Redevelopment of 46 apartments</td>
<td>0.27</td>
<td>170</td>
</tr>
<tr>
<td>Planning Authority</td>
<td>Street Address</td>
<td>Description</td>
<td>Average Density</td>
<td>Number of Units</td>
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</tr>
<tr>
<td>WA4 6AD</td>
<td>(four storeys).</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>2004/02318</td>
<td>Cherry Court</td>
<td>Redevelopment of 36 apartments (4 storeys).</td>
<td>0.25</td>
<td>144</td>
</tr>
<tr>
<td></td>
<td>Orchard Street, Warrington, WA1 2TE</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>2004/04417</td>
<td>Dutton Court, Mersey Street, Warrington, WA1 2BE</td>
<td>Redevelopment of 64 apartments (4 storeys).</td>
<td>0.47</td>
<td>136</td>
</tr>
<tr>
<td>2004/04685 and 2007/11860</td>
<td>Cantilever Gdns, Station Road, Latchford, WA4 2GU</td>
<td>Redevelopment of 70 +12 apartments and 2 bungalows (84 units)</td>
<td>0.65</td>
<td>129</td>
</tr>
<tr>
<td>2006/08021</td>
<td>Birchwood Court, Church Street, Warrington, WA1 2SX</td>
<td>Redevelopment of 16 apartments (3 storeys).</td>
<td>0.17</td>
<td>94</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average</td>
<td></td>
<td></td>
<td>1287/10</td>
<td>129 (130 rounded)</td>
</tr>
<tr>
<td>In Planning</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018/31871</td>
<td>Former A J Beer and Co Timber Yard Site, Station Road, Latchford, Warrington, WA4 2AD</td>
<td>Redevelopment comprising three 5-storey apartment blocks creating 189 apartments.</td>
<td>1.5</td>
<td>126</td>
</tr>
<tr>
<td>2018/32767</td>
<td>Former Vicarage, Palmyra Square Nth, Warrington, WA1 1JN</td>
<td>Redevelopment of 34 apartments (9 storeys)</td>
<td>0.06</td>
<td>566</td>
</tr>
</tbody>
</table>

Average Density – Town Centre – 275 dph

Average Density – Inner Warrington – 130 dph
Appendix 5

Sample Site Lead-In Times
## Appendix 5: Sample Site Lead-in Times

<table>
<thead>
<tr>
<th>Permission Type</th>
<th>SHLAA Ref</th>
<th>Application Ref</th>
<th>Site Name</th>
<th>Ward</th>
<th>GF or PDL</th>
<th>Site Size (Ha)</th>
<th>Total Dwellings</th>
<th>Gross Density (per Ha)</th>
<th>Month PA Received</th>
<th>Lead in to 1st Completion (PA Received)</th>
<th>Month PP Granted</th>
<th>Lead in to 1st Completion (PP Granted)</th>
<th>Total Duration to Complete (From PA Received)</th>
<th>Landowner / Developer</th>
</tr>
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<tbody>
<tr>
<td>FP</td>
<td>261</td>
<td>2013/22269</td>
<td>KWB N Tourney Green</td>
<td>WB</td>
<td>PDL</td>
<td>2.78</td>
<td>99</td>
<td>36</td>
<td>Aug-13</td>
<td>1 year 3 months (Dec-14)</td>
<td>Nov-13</td>
<td>1 year 1 month (Dec-14)</td>
<td>3 years 5 months (Aug-13 to Jan 2017)</td>
<td>HCA / Miller Homes</td>
</tr>
<tr>
<td>FP</td>
<td>487.12</td>
<td>2010/16997</td>
<td>Phase 12 - Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>1.90</td>
<td>68</td>
<td>36</td>
<td>Aug-10</td>
<td>1 year 9 months (May-12)</td>
<td>Oct-10</td>
<td>1 year 7 months (May-12)</td>
<td>3 years 3 months (Aug-10 to Dec-13)</td>
<td>Barratt Homes</td>
</tr>
<tr>
<td>RM</td>
<td>487.131</td>
<td>2012/20461</td>
<td>Phase 13b - Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
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<td>74</td>
<td>49</td>
<td>Aug-12</td>
<td>9 months (May-13)</td>
<td>Sept-12</td>
<td>8 months (May-13)</td>
<td>2 years 2 months (Aug-12 to Jun-14)</td>
<td>David Wilson Homes</td>
</tr>
<tr>
<td>RM</td>
<td>487.17</td>
<td>2012/19851</td>
<td>Phase 17 - Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>0.94</td>
<td>93</td>
<td>98</td>
<td>Apr-12</td>
<td>4 months (Aug-12)</td>
<td>May-12</td>
<td>3 months (Aug-12)</td>
<td>3 years (Apr-12 to Apr-15)</td>
<td>David Wilson Homes</td>
</tr>
<tr>
<td>RM</td>
<td>487.19</td>
<td>2013/21762</td>
<td>Phase 19, Chapelford Urban Village</td>
<td>WH</td>
<td>PDL</td>
<td>0.81</td>
<td>17</td>
<td>21</td>
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<td>1 year 7 months (Dec-14)</td>
<td>Jun-13</td>
<td>1 year 6 months (Dec-14)</td>
<td>1 year 10 months (May-13 to Mar-15)</td>
<td>David Wilson Homes</td>
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<tr>
<td>OUT RM</td>
<td>1092</td>
<td>2003/00831 &amp; 2009/15420</td>
<td>Farrell Street South</td>
<td>F&amp;H</td>
<td>PDL</td>
<td>7.08</td>
<td>315</td>
<td>44</td>
<td>Jul-03 (OUT)-Oct-09 (RM)</td>
<td>OUT - 8 years 5 months (Dec-11) RM - 2 years 2 months (Dec-11)</td>
<td>Nov-06 (OUT)-Jan-10 (RM)</td>
<td>OUT - 5 years 1 month (Dec-11) RM - 1 year 11 months (Dec-11)</td>
<td>OUT - 12 years 6 months (Jul-03 to Jan-16) RM - 6 years 3 months (Jul-03 to Jan-16)</td>
<td>Persimmon Homes</td>
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<tr>
<td>OUT RM</td>
<td>1201</td>
<td>2004/02824 &amp; 2007/11944</td>
<td>New World Ltd, New World House, Thelwall Lane, Warrington, WA4 1NL</td>
<td>LE</td>
<td>PDL</td>
<td>13.91</td>
<td>424</td>
<td>30</td>
<td>Apr-04 (OUT)-Nov-07 (RM)</td>
<td>OUT - 4 years 8 months (Dec-08) RM - 1 year 1 month (Dec-08)</td>
<td>Jul-05 (OUT)-Apr-08 (RM)</td>
<td>OUT - 3 years 5 months (Dec-08) RM - 8 months (Dec-08)</td>
<td>Not yet complete</td>
<td>Morris Homes</td>
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<tr>
<td>FP</td>
<td>1249</td>
<td>2011/17700</td>
<td>George Howard Scrap Yard Ltd, 94 Folly Lane, Warrington, WA5 0NG</td>
<td>B&amp;W</td>
<td>PDL</td>
<td>1.33</td>
<td>80</td>
<td>60</td>
<td>Feb-11</td>
<td>3 years 2 months (Apr-14)</td>
<td>Apr-11</td>
<td>3 years (Apr-14)</td>
<td>4 years 1 month (Feb-11 to Mar-15)</td>
<td>Harbour Construction</td>
</tr>
<tr>
<td>FP</td>
<td>1262</td>
<td>2010/16177</td>
<td>Land at Western end of Greenalls Avenue, Latchford, WA4 6RU</td>
<td>LW</td>
<td>PDL</td>
<td>0.67</td>
<td>45</td>
<td>67</td>
<td>Mar-10</td>
<td>4 years 4 months (Jul-14)</td>
<td>Sept-11</td>
<td>2 years 10 months (Jul-14)</td>
<td>4 years 4 months (Mar-10 to Jul-14)</td>
<td>Cruden Construction</td>
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<td>Permission Type</td>
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<td>Application Ref</td>
<td>Site</td>
<td>Ward</td>
<td>GF or PDL</td>
<td>Site Size (Ha)</td>
<td>Total Dwellings</td>
<td>Gross Density (per Ha)</td>
<td>Month PA Received</td>
<td>Lead in to 1st Completion (PA Received)</td>
<td>Month PP Granted</td>
<td>Lead in to 1st Completion (PP Granted)</td>
<td>Total Duration to Complete (From PA Received)</td>
<td>Landowner / Developer</td>
</tr>
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<tr>
<td>OUT RM</td>
<td>1411</td>
<td>2007/10646 &amp; 2008/13785 &amp; 2012/19970</td>
<td>Former Timber Mill, Off Chester Road (Walton Locks), Landseer Ave and Cranborne Ave, Lower Walton, WA4 6ES</td>
<td>B&amp;W</td>
<td>PDL</td>
<td>9.73</td>
<td>257</td>
<td>26</td>
<td>Jul-07 (OUT)</td>
<td>Oct-08 (RM) 1 years 9 months (Jul-10)</td>
<td>Sept-07 (OUT)</td>
<td>Jan-09 (RM) 1 year 6 months (Jul-10)</td>
<td>OUT - 9 years 3 months (Jul-07 to Oct-16)</td>
<td>David Wilson Homes</td>
</tr>
<tr>
<td>FP*</td>
<td>1424</td>
<td>2009/14932</td>
<td>Manor Lock, Junction of Westy Lane / Grange Avenue, Westy, WA4 1QJ</td>
<td>LE</td>
<td>PDL</td>
<td>0.21</td>
<td>18</td>
<td>86</td>
<td>Jul-09</td>
<td>2 years 11 months (Jun-12)</td>
<td>Oct-09</td>
<td>2 years 8 months (Jun-12)</td>
<td>4 years 5 months (Jul-09 to Dec-13)</td>
<td>Muir Group</td>
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<tr>
<td>OUT RM</td>
<td>1440</td>
<td>2007/12085 &amp; 2010/17151</td>
<td>G &amp; J Greenalls Site, South Of Loushers Lane, Stockon Heath, WA4 6RX</td>
<td>LW</td>
<td>PDL</td>
<td>4.78</td>
<td>245</td>
<td>51</td>
<td>Dec-07 (OUT)</td>
<td>OUT - 4 years 10 months (Oct-12)</td>
<td>Feb-08 (OUT)</td>
<td>OUT - 4 years 8 months (Oct-12)</td>
<td>OUT - 7 years 7 months (Dec-07 to Jul-15)</td>
<td>Bellway Homes</td>
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<tr>
<td>OUT RM</td>
<td>1643</td>
<td>2011/19313 &amp; 2013/22541</td>
<td>Bruche former Police Training Centre, Off Greenway</td>
<td>PS</td>
<td>PDL</td>
<td>8.81</td>
<td>220</td>
<td>25</td>
<td>Dec-11 (OUT)</td>
<td>OUT - 3 years (Dec-14)</td>
<td>Jul-13 (OUT)</td>
<td>OUT - 1 year 4 months (Dec-14)</td>
<td>Not yet complete</td>
<td>Morris Homes</td>
</tr>
<tr>
<td>FP</td>
<td>1709</td>
<td>2012/21007</td>
<td>Land at Marsh House Lane, Fairfield, Warrington, WA1 3QU</td>
<td>F&amp;H</td>
<td>PDL</td>
<td>1.79</td>
<td>108</td>
<td>60</td>
<td>Dec-12</td>
<td>8 months (Sept-13)</td>
<td>Mar-13</td>
<td>6 months (Sept-13)</td>
<td>1 year 3 months (Dec-12 to Mar-14)</td>
<td>Countryside Properties</td>
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<tr>
<td>FP</td>
<td>1711</td>
<td>2015/25136</td>
<td>Land at Church Street and Farrell Street, Warrington, WA1 2LD</td>
<td>F&amp;H</td>
<td>PDL</td>
<td>1.56</td>
<td>106</td>
<td>68</td>
<td>Jan-15</td>
<td>9 months (Oct-15)</td>
<td>Mar-15</td>
<td>7 months (Oct-15)</td>
<td>1 year 9 months (Jan-15 to Oct-16)</td>
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<tr>
<td>FP</td>
<td>1756</td>
<td>2012/20529 (2816)</td>
<td>Land off Marsden Avenue, Latchford, WA4 1UB</td>
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<td>PDL</td>
<td>3.45</td>
<td>104</td>
<td>30</td>
<td>Aug-12</td>
<td>3 years 5 months (Jan-16)</td>
<td>Apr-15</td>
<td>9 months (Jan-16)</td>
<td>5 years 7 months (Aug 12 to Mar-18)</td>
<td>Local Developer</td>
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<td>FP</td>
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<td>2014/24838</td>
<td>97 Buttermark St, Warrington, WA1 2NL</td>
<td>B&amp;W</td>
<td>PDL</td>
<td>0.07</td>
<td>10</td>
<td>143</td>
<td>Nov-14</td>
<td>2 year 4 months (Mar-17)</td>
<td>Feb-15</td>
<td>2 year 1 months (Mar-17)</td>
<td>2 years 4 months (Nov-14 to Mar-17)</td>
<td>Local Developer</td>
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<tr>
<td>FP</td>
<td>1814</td>
<td>2011/18631</td>
<td>Land adjoining the Farmers Arms, Rushgreen Road, Lymm, WA13 9RD</td>
<td>LYM</td>
<td>PDL</td>
<td>0.30</td>
<td>10</td>
<td>33</td>
<td>Jul-11</td>
<td>1 year 9 months (Apr-13)</td>
<td>Feb-12</td>
<td>1 year 2 months (Apr-13)</td>
<td>2 years (Jul-11 to Jul-13)</td>
<td>Harbour Construction</td>
</tr>
<tr>
<td>Permission Type</td>
<td>SHLAA Ref</td>
<td>Application Ref</td>
<td>Site</td>
<td>Ward</td>
<td>GF or PDL</td>
<td>Site Size (Ha)</td>
<td>Total Dwellings</td>
<td>Gross Density (per Ha)</td>
<td>Month PA Received</td>
<td>Lead in to 1st Completion (PA Received)</td>
<td>Month PP Granted</td>
<td>Lead in to 1st Completion (PP Granted)</td>
<td>Total Duration to Complete (From PA Received)</td>
<td>Landowner / Developer</td>
</tr>
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<td>OUT RM</td>
<td>1825</td>
<td>2013/22322 &amp; 2014/24762</td>
<td>Gemini 16, Land to the South of Westbrook Crescent, Warrington, WA5 8WD</td>
<td>WB</td>
<td>PDL</td>
<td>5.4</td>
<td>118</td>
<td>22</td>
<td>Aug-13 (OUT)</td>
<td>Nov-14 (RM)</td>
<td>Nov-13 (OUT)</td>
<td>Feb-15 (RM)</td>
<td>OUT - 2 years 2 months (Jan-16) RM – 11 months (Jan-16)</td>
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<td>2134A</td>
<td>2016/27313 &amp; 2017/30119</td>
<td>Lingley Mere - Phase 1</td>
<td>GSN</td>
<td>PDL</td>
<td>8.5</td>
<td>57</td>
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<td>Jan-16 (OUT)</td>
<td>Apr-17 (RM)</td>
<td>Oct-16 (OUT)</td>
<td>Aug-17 (RM)</td>
<td>OUT - 1 years 6 months (Apr-18) RM – 8 month (Apr-18)</td>
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<td>2015/26469 &amp; 2017/29537</td>
<td>Omega Zone 6 Phase 1</td>
<td>GSN</td>
<td>PDL</td>
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<td>Sep-15 (OUT)</td>
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<td>Sept-11</td>
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<td>2012/20578</td>
<td>Methodist Church, Barton Avenue, Stockton Heath, WA4 2LE</td>
<td>SH</td>
<td>PDL</td>
<td>0.13</td>
<td>2</td>
<td>15</td>
<td>Aug-12</td>
<td>Jan-13</td>
<td>11 months (Dec-13)</td>
<td>1 year 3 months (Aug-12 to Dec-13)</td>
<td>Local Developer</td>
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<tr>
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<td>2198</td>
<td>2015/26262</td>
<td>Land at Harrison Square, Boulting Avenue, Warrington, WA5 0HQ</td>
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<td>Dec-15</td>
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<td>FP</td>
<td>2275</td>
<td>2011/18845</td>
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<td>PDL</td>
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<td>Sep-11</td>
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<td>Bellway Homes</td>
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<td>FP</td>
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<td>Sept-12</td>
<td>Mar-13</td>
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<td>David Wilson Homes</td>
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<td>The Hermit Inn, Golborne Road, Winwick, Warrington, WA2 8SN</td>
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<td>Bloor Homes</td>
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<td>N&amp;T</td>
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<td>8</td>
<td>Apr-14</td>
<td>Jun-14</td>
<td>2 year 3 months (Oct-16)</td>
<td>2 year 6 months (Apr-14 to Oct-16)</td>
<td>Local Developer</td>
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<td>Site</td>
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<td>GF or PDL</td>
<td>Site Size (Ha)</td>
<td>Total Dwellings</td>
<td>Gross Density (per Ha)</td>
<td>Month PA Received</td>
<td>Lead in to 1st Completion (PA Received)</td>
<td>Month PP Granted</td>
<td>Lead in to 1st Completion (PP Granted)</td>
<td>Total Duration to Complete (From PA Received)</td>
<td>Landowner / Developer</td>
</tr>
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<td>PDL</td>
<td>0.50</td>
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<td>30</td>
<td>Sept-13</td>
<td>1 year 5 months (Feb-15)</td>
<td>Dec-13</td>
<td>1 year 2 months (Feb-15)</td>
<td>1 year 7 months (Sept-13 to Apr-15)</td>
<td>Bellway Homes</td>
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<td>FP</td>
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<td>2013/22047</td>
<td>Fourways, Twiss Green Lane, Culcheth, WA3 4HX</td>
<td>CGC</td>
<td>PDL</td>
<td>0.16</td>
<td>7</td>
<td>44</td>
<td>Jun-13</td>
<td>1 year 10 months (Apr-15)</td>
<td>Sept-13</td>
<td>1 year 7 months (Apr-15)</td>
<td>1 year 10 months (Jun-13 to May-15)</td>
<td>Local Developer</td>
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<tr>
<td>FP</td>
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<td>2012/20617</td>
<td>70 Clarence Road, Grappenhall, Warrington, WA4 2PQ</td>
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<td>PDL</td>
<td>0.04</td>
<td>2</td>
<td>50</td>
<td>Sep-12</td>
<td>2 years 7 months (Apr-15)</td>
<td>Aug-13</td>
<td>1 year 8 months (Apr-15)</td>
<td>2 years 7 months (Sep-12 to Apr-15)</td>
<td>Local Developer</td>
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<td>2014/24573</td>
<td>Rhinewood Hotel, Glazebrook Lane, WA3 5BP</td>
<td>R&amp;W</td>
<td>PDL</td>
<td>1.00</td>
<td>36</td>
<td>36</td>
<td>Sep-14</td>
<td>2 years 6 months (Mar-17)</td>
<td>Jun-15</td>
<td>1 year 9 months (Mar-17)</td>
<td>3 years 6 months (Mar-18)</td>
<td>Westby Homes</td>
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<tr>
<td>FP</td>
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<td>2015/26642</td>
<td>Willowpool Nurseries, Burford Lane, Lymm, Warrington, WA13 OSW</td>
<td>LYM 5</td>
<td></td>
<td>2.02</td>
<td>13</td>
<td>6.4</td>
<td>Oct-15</td>
<td>2 years (Oct-17)</td>
<td>May-16</td>
<td>1 year 5 months (Oct-17)</td>
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<td>Local Developer</td>
</tr>
<tr>
<td>FP</td>
<td>2619</td>
<td>2014/23673</td>
<td>35-37, Wilson Patten Street, Warrington, WA1 1PG</td>
<td>B&amp;W</td>
<td>PDL</td>
<td>0.02</td>
<td>12</td>
<td>600</td>
<td>Apr-14</td>
<td>1 year 5 months (Sept-15)</td>
<td>Aug-14</td>
<td>1 year 1 month (Sept-15)</td>
<td>1 year 5 months (Apr-14 to Sept-15)</td>
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</tr>
<tr>
<td>FP</td>
<td>2621</td>
<td>2014/23879</td>
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<td>LE</td>
<td>PDL</td>
<td>0.02</td>
<td>2</td>
<td>100</td>
<td>May-14</td>
<td>10 months (Mar-15)</td>
<td>Aug-14</td>
<td>7 months (Mar-15)</td>
<td>7 months (May-14 to Mar-15)</td>
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</tr>
<tr>
<td>FP*</td>
<td>2655</td>
<td>2014/23050</td>
<td>Quadrant House, Church Street, Warrington, WA1 2ST</td>
<td>F&amp;H</td>
<td>PDL</td>
<td>0.16</td>
<td>16</td>
<td>100</td>
<td>Feb-14</td>
<td>2 years 7 months (Sept-16)</td>
<td>Apr-14</td>
<td>2 years 5 months (Sept 2016)</td>
<td>2 years 5 months (Sept 2016)</td>
<td>Local Developer</td>
</tr>
<tr>
<td>PA*</td>
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<td>Empire Court, Museum Street, WA1 1HU</td>
<td>B&amp;W</td>
<td>PDL</td>
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<td>115</td>
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<td>1 year 6 months (Jul-16)</td>
<td>Feb-15</td>
<td>1 year 5 months (Jul-16)</td>
<td>1 year 5 months (Jul-16)</td>
<td>Local Developer</td>
</tr>
<tr>
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<td>2013/22769</td>
<td>Kings Court (1st/2nd/3rd floor), Scotland Road</td>
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<td>PDL</td>
<td>0.05</td>
<td>32</td>
<td>640</td>
<td>Nov-13</td>
<td>4 years 2 months (Jan-18)</td>
<td>Jan-14</td>
<td>4 years (Jan-18)</td>
<td>4 years (Jan-18)</td>
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<tr>
<td>FP</td>
<td>2711</td>
<td>2015/26780</td>
<td>Farmers Arms PH, Rushgreen Road, Lymm, Warrington, WA13 9RD</td>
<td>LYM N&amp;T</td>
<td>PDL</td>
<td>0.37</td>
<td>10</td>
<td>27</td>
<td>Nov-15</td>
<td>2 years 3 months (Jan-18)</td>
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<tr>
<td>FP*</td>
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<td>7.7</td>
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<td>3 months (Apr-18)</td>
<td>4 months</td>
<td>Local Developer</td>
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*Apartment schemes
Appendix 6

Build Rates Analysis
## Appendix 6: Warrington Annual Average Build Rate Analysis

<table>
<thead>
<tr>
<th>Year</th>
<th>Completions within sites with capacity of 20-50 homes</th>
<th>Number of sites</th>
<th>Average Build Rate by Year (Sites 20 - 50 homes)</th>
<th>Completions within sites with capacity of 50-150 homes</th>
<th>Number of sites</th>
<th>Average Build Rate by Year (Sites 50-150 homes)</th>
<th>Completions within sites with capacity of over 150 homes</th>
<th>Number of sites</th>
<th>Average Build Rate by Year (Sites over 150 homes)</th>
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<tr>
<td>2003/04</td>
<td>36</td>
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<td>14</td>
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<td>492</td>
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<td>2006/07</td>
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<td>190</td>
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<td>18</td>
<td>161</td>
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<td>279</td>
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<td>16</td>
<td>185</td>
<td>4</td>
<td>46</td>
<td>138</td>
<td>4</td>
<td>35</td>
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<td>152</td>
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<td>30</td>
<td>33</td>
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<td><strong>Total</strong></td>
<td><strong>1313</strong></td>
<td><strong>62</strong></td>
<td><strong>4,155</strong></td>
<td><strong>125</strong></td>
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<td><strong>4,717</strong></td>
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</table>

### Average build rate (2003/04 - 2017/18)

- **20-50 homes**: 21.18
- **50-150 homes**: 33.24
- **Over 150 homes**: 57.52
Warrington Annual and Cumulative Average Build Rates (2003/04 - 2017/18)

Average Build Rate by Year (Sites 20 - 50 homes)
Average Build Rate by Year (Sites 50-150 homes)
Average Build Rate by Year (Sites over 150 homes)
Overall Average Build Rate (Sites 20-50 homes)
Overall Average Build Rate (Sites 50 to 150 homes)
Overall Average Build Rate (Sites 150+ homes)
Appendix 7

Housing Completions 2017-2018
### Appendix 7: Housing Completions 2017-2018

<table>
<thead>
<tr>
<th>SHLAA Ref</th>
<th>Site Details</th>
<th>Ward</th>
<th>Site Area (Ha)</th>
<th>Application Reference</th>
<th>GF/PDL</th>
<th>Net Capacity</th>
<th>Number of completions to date</th>
<th>Number of units under construction</th>
<th>Number of units not yet started</th>
<th>2017/18</th>
<th>Form of completion</th>
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</thead>
<tbody>
<tr>
<td>1091</td>
<td>Manchester Ship Canal - Mineral Railway, Thelwall La, Latchford</td>
<td>Latchford East</td>
<td>2.54</td>
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<td>122</td>
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<td></td>
<td></td>
</tr>
<tr>
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<td>Former Garage Site, Ford Street, Fairfield And Howley, Warrington, Wa1 3Qh</td>
<td>Fairfield &amp; Howley</td>
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<td>4</td>
<td>4</td>
<td>4</td>
<td>New Build</td>
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<td>1412</td>
<td>Land At Dawson House, Liverpool Road, Great Sankey, Warrington</td>
<td>Great Sankey North &amp; Whittle Hall</td>
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<td>2011/18949</td>
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<td>13</td>
<td>7</td>
<td>120</td>
<td>13</td>
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<td>Former Ship Inn And Adjoining Land, Chester Road, Walton, Warrington, Wa4 8En</td>
<td>Stockton Heath</td>
<td>1.36</td>
<td>2014/23334</td>
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<td>13</td>
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<tr>
<td>1643</td>
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<td>Poulton South</td>
<td>8.75</td>
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<td>104</td>
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<tr>
<td>1761</td>
<td>355, Padgale Lane, Warrington, Wa1 3Dx</td>
<td>Poulton South</td>
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<td>1825</td>
<td>Gemini 16, Land To The South Of Westbrook Crescent, Warrington</td>
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<td>5.50</td>
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<td>117</td>
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<tr>
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<td>Vacant Land Adjacent To 49 &amp; 51, Orford Green, Warrington, Cheshire, Wa2 8Pj</td>
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<tr>
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<td>Land Between The Methodist Church And 280 Warrington Road, Glazebury, Warrington, Wa3 5Lg</td>
<td>Culcheth, Glazebury &amp; Croft</td>
<td>0.13</td>
<td>2008/13146</td>
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<tr>
<td>2134</td>
<td>Lingley Mere - Phase 1</td>
<td>Great Sankey North &amp; Whittle Hall</td>
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<td>2017/30119</td>
<td>PDL</td>
<td>57</td>
<td>52</td>
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<td>45</td>
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<td>Chapelford &amp; Old Hall</td>
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<td>2580</td>
<td>The Rhinewood Country House Hotel, Glazebrook Lane, Warrington, Wa3 5Bb</td>
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<td>Culcheth, Glazebury &amp; Croft</td>
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<td>2</td>
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<td>Red Barn Farm, Cliff Lane, Grappenhall &amp; Thelwall, Warrington, Wa4 2Ts</td>
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<td>PDL</td>
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<td>1</td>
<td>1</td>
<td>Change of Use</td>
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<td></td>
</tr>
<tr>
<td>2625</td>
<td>Site Adjacent To 42 Chapel Road, Penketh, Warrington, Wa5 2Np</td>
<td>Penketh &amp; Cuerdley</td>
<td>0.01</td>
<td>2014/24156</td>
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<td>2632</td>
<td>Heath Lodge, Green Lane, Poulton-With-Fearnhead, Warrington, Wa1 3Eg</td>
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### Appendix 7: Housing Completions 2017-2018

<table>
<thead>
<tr>
<th>SLHAA Ref</th>
<th>Site Details</th>
<th>Ward</th>
<th>Site Area (Ha)</th>
<th>Application Reference</th>
<th>Form of completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>2643</td>
<td>375, Old Liverpool Road, Bewsey &amp; Whitecross, Warrington, Wa5 1Eb</td>
<td>Great Sankey South</td>
<td>0.01</td>
<td>2014/23976</td>
<td>Conversion</td>
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<td>2644</td>
<td>14, Lynton Close, Penketh, Warrington, Wa5 2Qb</td>
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<td>2645</td>
<td>64, Ackers Road, Stockton Heath, Warrington, Wa4 2Ea</td>
<td>Grappenhall</td>
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<tr>
<td>2654</td>
<td>Warrington Borough Council, 320, Manchester Road, Woolston, Warrington, Wa1 4Pu</td>
<td>Rixton &amp; Woolston</td>
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<td>2664</td>
<td>1st, 2nd and 3rd Floor Kings Court, Bewsey &amp; Whitecross</td>
<td>Bewsey &amp; Whitecross</td>
<td>0.29</td>
<td>2017/29933</td>
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<tr>
<td>2665</td>
<td>2-8 Henry Street, Bewsey &amp; Whitecross</td>
<td>Bewsey &amp; Whitecross</td>
<td>0.06</td>
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<td>2818</td>
<td>117, Lovely Lane, Bewsey &amp; Whitecross, Warrington, Wa5 1Tz</td>
<td>Bewsey &amp; Whitecross</td>
<td>0.01</td>
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<tr>
<td>2829</td>
<td>Stable / Laundry Outbuilding, Lymm Hall, Rectory Lane, Lymm, Warrington, Wa13 0Aj</td>
<td>Lymm South</td>
<td>0.13</td>
<td>2015/25202</td>
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<td>2837</td>
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<td>Latchford East</td>
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<td>2852</td>
<td>Undeveloped Site, Land Off Richmond Avenue, Thelwall, Warrington</td>
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<tr>
<td>2854</td>
<td>80, Vermont Close, Great Sankey, Warrington, Wa5 8Vx</td>
<td>Chapelford &amp; Old Hall</td>
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<tr>
<td>2858</td>
<td>552, Manchester Road, Warrington, Wa1 3Ja</td>
<td>Rixton &amp; Woolston</td>
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<tr>
<td>2863</td>
<td>Sandycroft, Brook Lane, Warrington, Wa3 6Ql</td>
<td>Rixton &amp; Woolston</td>
<td>0.07</td>
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<tr>
<td>2866</td>
<td>6, Grammar School Road, Lymm, Warrington, Wa13 0Bq</td>
<td>Lymm South</td>
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<tr>
<td>2867</td>
<td>Land Adjacent To, 127, Twiss Green Lane, Culcheth And Glazebury, Warrington, Wa3 4Hx</td>
<td>Culcheth, Glazebury &amp; Croft</td>
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<tr>
<td>2869</td>
<td>Chapel Brow Farm, Liverpool Road, Great Sankey, Warrington, Wa5 1Re</td>
<td>Great Sankey North &amp; Thrive Hall</td>
<td>0.23</td>
<td>2015/26921</td>
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<tr>
<td>2878</td>
<td>Cuerdon Cottage, Cuerdon Drive, Grappenhall And Thelwall, Warrington, Wa4 3Ju</td>
<td>Lymm North &amp; Thelwall</td>
<td>0.03</td>
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<tr>
<td>3000</td>
<td>4A, Cop Holt Cottage, Newton Road, Winwick, Warrington, Wa2 8Sf</td>
<td>Burtonwood &amp; Winwick</td>
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<tr>
<td>3001</td>
<td>35/36, Armstrong Close, Birchwood, Warrington, Wa3 6Dh</td>
<td>Birchwood</td>
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<td>3007</td>
<td>21, Field Lane, Appleton, Warrington, Wa4 5Pa</td>
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<td>Land To The North Of, 49, Brookfield Road, Culcheth, Warrington, Wa3 4Pa</td>
<td>Culcheth, Glazebury &amp; Croft</td>
<td>0.06</td>
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<td>3011</td>
<td>Hope Farm, Warrington Road, Risley, Wa3 6Bq</td>
<td>Culcheth, Glazebury &amp; Croft</td>
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<td>3017</td>
<td>11, CAMBRIDGE GARDENS, APPLETON, WARRINGTON, WA4 5JW</td>
<td>Appleton</td>
<td>0.06</td>
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<td>3021</td>
<td>Unit 4, Osnath Works, Lythgoes Lane, Warrington, Wa2 7Xe</td>
<td>Fairfield &amp; Howley</td>
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<td>78, BRIDGE STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2RF</td>
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<td>Land to the rear of, 59, Booths Hill Road, Lymm, Warrington, Wa13 0Dn</td>
<td>Lymm South</td>
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<td>222, RUSHGREEN ROAD, LYM, WARRINGTON, WA13 9RD</td>
<td>Lymm North &amp; Thelwall</td>
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<td>3035</td>
<td>238, MANCHESTER ROAD, WARRINGTON, WA1 3BE</td>
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<td>183, THEWLLL LANE, WARRINGTON, WA4 1NF</td>
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<td>49, HIGHER LANE, LYM, WARRINGTON, WA13 0BA</td>
<td>Lymm South</td>
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<td>3046</td>
<td>73, FAIRFIELD ROAD, STOCKTON HEATH, WARRINGTON, WA4 2UU</td>
<td>Stockton Heath</td>
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<td>2016/29499</td>
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<td>3048</td>
<td>Vacant site of former Agriculture Business, Ramswood Nurseries, Land off Mill Lane, Walton, WA46TL</td>
<td>Appleton</td>
<td>0.3</td>
<td>2016/28929</td>
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</table>
## Appendix 7: Housing Completions 2017-2018

<table>
<thead>
<tr>
<th>SHLAA Ref</th>
<th>Site Details</th>
<th>Ward</th>
<th>Area (Ha)</th>
<th>Application Reference</th>
<th>Net Capacity</th>
<th>Number of completions to date</th>
<th>Number of units under construction</th>
<th>Number of units not yet started</th>
<th>2017/18</th>
<th>Form of completion</th>
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<tbody>
<tr>
<td>3052</td>
<td>Land adjacent to, 36, Waverley Avenue, Appleton, Warrington, WA4 3BN</td>
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<td>4, BOOThS LANE, LYMM, WARRINGTON, WA13 0PE</td>
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<td>Grappenhall</td>
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<td>3215</td>
<td>Units 1 &amp; 8, Riverside Trading Estate, Off Station Road, Penketh, Warrington, WA5 2UL</td>
<td>Penketh &amp; Cuerdley</td>
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385