

Warrington Local Plan Examination

Hearing Session Note

Matters 3a & 8 - Agenda Item 1 (Assessment of urban capacity for housing – evidence, methodology and assumptions including on densities, justification and realism of assessment of urban capacity)

Housing Trajectory Breakdown UPSVLP 2021 -
Appendix 1

16th September 2022

Introduction

1.1 This note has been prepared to address the request from the Inspectors, raised in respect of Matter 3a, agenda item 1, for a breakdown of the specific sites that sit behind the Housing Trajectory contained in Appendix 1 of the Updated Proposed Submission Version Local Plan 2021-2038 (the UPSVLP - 2021).

2. Submitted material

2.1 Further to request outlined above the following information is attached:

- Copy of Appendix 1 – amended to include a breakdown on the Wider Urban Area supply into the three main components: **Town Centre; Inner Warrington** and the remainder of the **Wider Urban Area (or suburbs)** and Policy references;
- Tables of all the individual components of the supply that contain all of the sites that constitute that element of the supply;
- Map showing the general geographical area that each of the components of the supply covers;
- Detailed map showing the Town Centre boundary.

3. Additional information

3.1 The information contained within Appendix 1 of the UPSVLP (2021) is based on the SHLAA (2020). That is to say it includes housing monitoring information from the period 1st April 2019 to 31st March 2020 and hence was up to date as of 1st April 2020.

3.2 A small number of additional sites that were known to have become available and that it was known would be introduced to the SHLAA 2021, were also included. These were:

- Wider Urban Area – University of Chester (now SHLAA Ref: 3646)
- Wider Urban Area – Omega (additional 300) (now SHLAA Ref: 3611)
- Inner Warrington – Harry Fairclough (SHLAA Ref: 1041)
- Inner Warrington – Land adjacent to Colas (SHLAA Ref: 2450)

3.3 In addition a further site that was not being reflected in the supply due to it being a small site was included:

- Town Centre – Land at Orford Street (Part of the NTH/Cockhedge site) (SHLAA Ref: 2673c).

Other																				
SHLAA (Sites 0.25Ha and above)	52	70	0	0	0	10	11	25	12	7	11	0	0	0	0	0	0	0	198	
Small Sites Allowance																				
SHLAA (Sites under 0.25Ha)	81	81	81	81	81	81	81	81	81	81	81	81	81	81	81	81	81	81	1458	
TOTAL																			16676	
	1328	665	497	584	997	1485	1414	1972	899	905	963	1179	1033	694	676	548	421	416	16676	
Total (5 Years)	4071					6675					4545					1385				
Average	814					1335					909					462				

GB Release																					
Total (Year)	0	0	0	150	430	543	466	335	305	297	270	300	300	300	300	300	300	295	4891		
Total (5 Years)	580					1946					1470					895					4891

Urban Capacity																					
Total (Year)	1328	665	497	434	567	942	948	1637	594	608	693	879	733	394	376	248	121	121	11785		
Total (5 Years)	3491					4729					3075					490					11785

Town Centre																																				
Allocation	SHLAA Ref	Site Name	Site Address	Owner Information	Ward Name	Residual Estimated Net Capacity	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Deliverable 2021 - 2026	2026/27	2027/28	2028/29	2029/30	2030/31	Developable 2026 - 2031	2031/32	2032/33	2033/34	2034/35	2035/36	Developable 2031 - 2036	2036/37	2037/38	2038/39	2039/40	2040/41	Developable 2036 - 2041	2041+	Forecast Source / Comments	Total	LPR Spatial Area	
UC	1029	Land at John St/Winwick Street	Warrington, WA4 6NL	Palmus Development s Limited	Bewsey & Whitecross	362		362					362																				Completion expected in the deliverable 0-5 year period with completions occurring in a single year owing to the scheme being a single apartment block. Estimated completion date June 2022 based on developer information (includes 3 month delay for COVID). Density based on approved planning application.	362	Town Centre	
	1401	Land at Winwick Street	Tanners Lane, Dallam Lane, Warrington, WA2 7NG	Warrington Borough Council and Lliad	Bewsey & Whitecross	550							0			110	110	110	330	110	110					220						0		Commencement and completion likely in the developable 6-10 year period assuming 2.5 year lead in time from 2025 to reflect need to secure reserved matters planning permission with completions in a single year owing to the likely nature of the development (ie. apartment blocks). Density based on Town Centre High Density.	550	Town Centre
	1710	Dalton Bank Council Depot	Manchester Road, Warrington, WA1 2PH	Warrington Borough Council	Fairfield & Howley	65.25							0		17	35	13		65							0					0		Commencement and completion early in the developable 6-10 year period and assuming 2.5 year lead in time to reflect need to secure planning permission from 2025 (earliest expected availability). Density based on standard SHLAA assumptions.	65	Town Centre	
	1723	Land at Hopwood Street	off Manchester Road, Warrington, WA1 2PH	Warrington Borough Council	Fairfield & Howley	20.7							0		10	11			21							0					0		Commencement and completion early in the developable 6-10 year period and assuming 2.5 year lead in time to reflect need to secure planning permission from 2025 (earliest expected availability). Density based on standard SHLAA assumptions.	21	Town Centre	
UC	1746	Site of former Kwik Save (Skate Academy)	Academy Way / Buttermarket Street, Warrington, WA1 2NP	Satnam Millenium Ltd	Bewsey & Whitecross	144		144					144						0							0					0		Commencement and completion likely in the deliverable 0-5 year period with completions occurring in a single year owing to the scheme being a single apartment block. Estimated completion date July 2021 based on developer information (includes 3 month delay for COVID). Density based on approved planning application.	144	Town Centre	
AV	1752	Former Wilderspool Stadium	Priory Street, Warrington, WA4 6YP	Wire Regeneration Ltd	Latchford West	160			55	55	50		160						0							0					0		Commencement and completions in the deliverable 0-5 year with completions based on standard SHLAA assumptions. Full completion likely by end of the deliverable 0-5 year period. Density based on submitted planning application.	160	Town Centre	
	1753	Land at the rear of St. James Court	Off Wilderspool Causeway, Warrington, WA4 6PS		Latchford West	38.25							0						0		20	18				38				0		Commencement of development in the developable 11-15 period and assuming 2.5 year lead in time to reflect need to secure planning permission and availability by 2030. Density based on	38	Town Centre		

											0																										standard SHLAA assumptions to reflect likely mixed use scheme.		
1755	Garven Place Clinic	Lagh Street, Warrington, WA1 1UQ	Warrington Borough Council	Bewsey & Whitecross	16.8						0	17																								Commencement of development in the developable 6-10 year period with completions in a single year owing to likely development of a single apartment block and assuming 2.5 year lead in time to reflect need to secure planning permission and availability by 2024. Density based on standard SHLAA density for suburban area to reflect sensitive heritage location.	17	Town Centre	
1809	Europcar	55-57 Knutsford, Latchford, WA4 1AB		Latchford West	25						0																									Application of stakeholder agreed completion rates. Completions likely in the early part of the developable 11-15 year period allowing 2.5 year lead in time (assuming availability from 2025). Density based on Inner Warrington High Density discounted to reflect presence of mature trees and likely mixed use.	25	Town Centre	
2471	Pinders Brow Retail Park	Pinders Brow, Warrington, WA2 7XA		Bewsey & Whitecross	193.05						0																									Commencement in early developable 11-15 year period assuming 2.5 years lead in time to reflect need to secure planning permission with additional year added to account for build rate as single development scheme. Completions in a single year owing to likely delivery of apartment scheme. Density based on Inner Warrington Higher Density.	193	Town Centre	
2472	Former Cabinet Works and Vicinity	Cairo Street/Barbau Id Street, Warrington, WA1 1EH	Warrington Borough Council	Bewsey & Whitecross	36.4						0	36																								Commencement and completion in the 6-10 year period. Completions in a single year owing to likely delivery of a single block of apartments (lead in time of 2.5 years in view of absence of current planning permission, with additional years added to account for build rate as single block and the need for a sensitive design solution). Density based on Inner Warrington Higher Density.	36	Town Centre	
2478	General Street Metal Works	General Street, Warrington, WA1 2TE		Fairfield & Howley	44.2						0																									Commencement in mid developable (11-15 year) period assuming 2.5 year lead in time from 2030 (to reflect need to secure planing permission) with additional year added to reflect build out rates and completion in a single year owing to delivery of an apartment scheme. Density based on Inner Warrington High Density.	44	Town Centre	
2480	Former K&N Works	Lythgoes Lane, Warrington, WA2 7XE		Bewsey & Whitecross	41.6						0																									Commencement in mid developable 11-15 year period assuming 2.5 year lead in time from 2030 (to reflect need to secure planning permission) with additional year added to reflect build out rates and completion in a single year owing to delivery of a single apartment block. Density based on Inner Warrington High Density.	42	Town Centre	
2481	Land enclosed by Hopwood Street, School Brow and Crossley Street	Warrington, WA1 2TA		Fairfield & Howley	108.81						0	109																								Commencement in mid developable (6-10 year) period assuming 2.5 year lead in time from 2025 (to reflect need to secure planing permission) with additional year added to reflect build out rates and completion in a single year owing to delivery of an apartment scheme. Density based on Inner Warrington High Density.	109	Town Centre	
2482	Wharf Industrial Estate	Wharf Street, Warrington	Warrington Borough Council	Fairfield & Howley	127.575						0																									Commencement and completion in developable (11-15 year) period assuming 2.5 years lead in time to reflect need to secure planning permission. Density based on standard SHLAA assumptions.	128	Town Centre	

2672a	Former Mr Smiths Site	Wilson Patten Street, Warrington, WA1 1HN	Warrington Borough Council	Bewsey & Whitecross	198							0	198														Commencement of development in the developable 6-10 year period with completions in a single year owing to likely development of a single apartment block and assuming 2.5 year lead in time to reflect need to secure planning permission and availability by 2024. Density based on Town Centre High Density.	198	Town Centre
2672b	Railway Sidings/Depot	Wilson Patten Street, Warrington, WA1 1PR		Bewsey & Whitecross	86.625							0	87													Commencement of development in the developable 11-15 year period with completions in a single year owing to likely development of a single apartment block and assuming 2.5 year lead in time to reflect need to secure planning permission and availability by 2029. Density based on Town Centre High Density.	87	Town Centre	
2672c	Warrington Civils & Lintels	Wilson Patten Street, Warrington, WA1 1HN		Bewsey & Whitecross	132.21							0	132													Commencement of development in the developable 6-10 year period with completions in a single year owing to likely development of a single apartment block and assuming 2.5 year lead in time to reflect need to secure planning permission and availability by 2024. Density based on Inner Warrington High Density.	132	Town Centre	
2672d	Go Outdoors	Wilson Patten Street, Warrington, WA1 1PS		Bewsey & Whitecross	102.96							0	103													Commencement of development in the developable 6-10 year period with completions in a single year owing to likely development of a single apartment block and assuming 2.5 year lead in time to reflect need to secure planning permission and availability by 2024. Density based on Inner Warrington High Density.	103	Town Centre	
2673a	New Town House	Buttermarket Street, Warrington, WA1 2NH	Warrington Borough Council	Bewsey & Whitecross	202.95						203	203													Commencement in the deliverable 0-5 year period with completion in the early developable 6-10 year period (assuming availability by 2021, with 2.5 year lead in time and agreed build rates applied despite expected apartment development in absence of detailed scheme). Density based on Town Centre High Density.	203	Town Centre		
2673b	Land at Scotland Road	Cockhedge Shopping Centre, Warrington, WA1 2QQ		Bewsey & Whitecross	554							0	554												Commencement of development in the developable 6-10 year period with completions in a single year owing to likely development of a single apartment scheme and assuming 2.5 year lead in time to reflect need to secure planning permission and availability by 2025. Density based on Inner Warrington High Density.	554	Town Centre		
2673c	Land at Orford Street	Cockhedge Shopping Centre, Warrington, WA1 2QQ		Bewsey & Whitecross	60							0	60												Part of NTH/Cockhedge site that was not being reflected in the supply due to it being a small site.	60	Town Centre		
2681	Land bounded by Haydock Street, Ashton Street and John Street	Warrington, WA2 7UW		Bewsey & Whitecross	49.4							0	49												Commencement and completion in the developable 6-10 year period (assuming land availability by 2025, with 2.5 year lead in time with an additional year added in accordance with agreed build rates to reflect completion in single year). Due to proximity to heritage asset density based on Inner Warrington High Density.	49	Town Centre		

3568	Warrington Borough Transport Depot	Wilderspool Causeway, Warrington, WA4 6PT	Warrington Borough Council	Bewsey & Whitecross	153.27																																Commencement of development in the developable 6-10 period with completions in a single year owing to likely development of an apartment scheme and assuming 2.5 year lead in time to reflect need to secure planning permission and availability by 2025. Density based on Inner Warrington High Density to reflect likely mixed use scheme.	153	Town Centre
3569	Bankside	Crosfield Street, Warrington, WA1 1UP		Bewsey & Whitecross	8																															Commencement and completion in the developable 6-10 year period assuming 2.5 year lead in time to reflect need to secure planning permission. Completions in a single year owing to anticipated delivery of a conversion scheme. Density based on assumed conversion scheme.	8	Town Centre	
3570	Warrington Police Stn	Arpley Street, Warrington, WA1 1LQ	Cheshire Constabulary	Bewsey & Whitecross	10																														Commencement and completion in the developable 11-15 year period assuming 2.5 year lead in time to reflect need to secure planning permission. Completions in a single year owing to anticipated delivery of a conversion scheme. Density based on assumed conversion scheme.	10	Town Centre		
3571	Charles Stewart House	Museum Street, Warrington, WA1 1NE	Cheshire Constabulary	Bewsey & Whitecross	24																														Commencement and completion in the developable 11-15 year period assuming 2.5 year lead in time to reflect need to secure planning permission. Completions occurring in accordance with standard SHLAA assumptions. Density based on standard SHLAA assumptions.	24	Town Centre		

Inner Warrington																																				
Allocation	SHLAA Ref	Site Name	Site Address	Owner Information	Ward Name	Residual Estimated Net Capacity	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Deliverable 2021 - 2026	2026/27	2027/28	2028/29	2029/30	2030/31	Developable 2026 - 2031	2031/32	2032/33	2033/34	2034/35	2035/36	Developable 2031 - 2036	2036/37	2037/38	2038/39	2039/40	2040/41	Developable 2036 - 2041	2041+	Forecast Source / Comments	Total	LPR Spatial Area	
NS	1041	Harry Fairclough	Howley Lane, Howley, Warrington, WA1 2DN		Fairfield & Howley	64							0		64				64						0						0		Landowner has resurrected interest in developing the site for residential development recently via the submission of a pre-application enquiry in 2020.	64	Inner Warrington	
UC	1090	Beers Building Co	Station Road, Latchford, WA4 2AD	M & A Beer (Kings Dock Developments) C/o Agent	Latchford East	189	63	126					126						0						0						0		Commencement and completion likely in the deliverable 0-5 year period with completions occurring in a phased manner owing to the scheme being three apartment blocks. Estimated completion date towards end of 2021/22 monitoring period based on developer information (includes 3 month delay for COVID). Density based on approved planning application.	126	Inner Warrington	
UC	1108	Edwards Cheshire	Navigation Street, Warrington, WA1 2EL	Watkin Jones & Son Ltd & Mr R Walsh C/O Agent	Fairfield & Howley	76							0						0		76				76						0		Commencement and completion in the developable 11-15 year period (assuming availability by 2028, with 2.5 year lead in time and completion in a single year owing to expected apartment development in lign with current consent). Density based on approved planning application.	76	Inner Warrington	
	1543	Knutsford Road	Knutsford Road, Latchford, WA4 1PL		Latchford East	93							0				35	35	35	23					58						0		Commencement and completion anticipated in the early developable 11-15 year period (2.5 year lead in assumes availability from 2026). Density based on higher suburb area density assumption (50dph) given Inner Warrington location and need for potential loss of green space mitigation.	93	Inner Warrington	
AV	1715	Spectra Building & Drivetime Golf Range	South of Centre Park Business Park, WA1 1QL	MARO Holdings	Bewsey & Whitecross	513				27	55	55	137	55	55	55	55	55	275	55	46					101						0		Application of stakeholder agreed completion rates with commencement in the deliverable 0-5 year period assuming 1.5 year lead in time from estimated approval of planning permission towards end of 2021. Density based on submitted planning application.	513	Inner Warrington
	1719	Furnish with Flair Site	Wilderspool Causeway, Warrington, WA4 6QP		Latchford West	40.3							0						0	20	20				40						0		Commencement and completion likely in the developable 11-15 year period assuming 2.5 year lead in time to reflect need to secure planning permission and assumed to be completed across multiple years, given potential for multiple blocks. Density based on standard SHLAA assumptions.	40	Inner Warrington	
	1733	Hall Motors Site	Folly Lane, Warrington, WA5 0LZ		Bewsey & Whitecross	30.6							0						0	10	20	1			31						0		Commencement and completion in the developable 11-15 year period assuming 2.5 year lead in time to reflect need to secure planning permission and availability by 2028. Density based on standard SHLAA assumptions.	31	Inner Warrington	

	2129	Land off Knutsford Road / Blackbear Bridge	Land off Knutsford Road/ Blackbear Bridge, WA4 1NH	Peel Holdings Ltd and Warrington Borough Council	Latchford East	25.2								0			10	10	15								15					0	Commencement and completion anticipated in the early developable 11-15 year period (2.5 year lead in assumes availability from 2026). Density based on higher suburb area density assumption (50dph) given Inner Warrington location and need for potential loss of green space mitigation.	25	Inner Warrington
	2182	PDC Irwell Road	Off Irwell Road, WA4 6BB	Warrington Borough Council	Latchford West	50.49							0	10	20	20															0	Commencement and completion likely in the developable 6-10 year period assuming 2.5 year lead in time to reflect need to secure planning permission. Density based on standard SHLAA assumptions.	50	Inner Warrington	
	2450	Land adjacent Colas	Land to NW of Colas, SE of Priestley College, Loushers Ln, Latchford, WA4		Bewsey & Whitecross	140							0		17	35	35	35	122	18											0	Site previously considered to be constrained. However, planning application (2019/35516) submitted subsequent to publication of the SHLAA.	140	Inner Warrington	
	2463	Midland Way / Priestley Street Garage	Warrington, WA1 1UE		Bewsey & Whitecross	19.5							0						0		20										0	Commencement and completion mid-late developable period (11-15). Completions in a single year owing to likely delivery of a single apartment block (lead in times reflect 2.5 years from assumed availability in 2029 with additional year added to reflect full build out rates as single block). Density based on standard SHLAA assumptions.	20	Inner Warrington	
	2633	Former Orford Farm	School Road, Orford, WA2 9BW		Orford	33							0	33						33											0	Commencement and completion in the developable 6-10 year period (2.5 years lead in time to reflect need to secure planning permission). Density based on previously approved scheme.	33	Inner Warrington	
UC	2658	Hawthorne Business Park	Hawthorne Street, Warrington, WA5 0BT		Bewsey & Whitecross	22	20	2					2							0											0	Completion expected early in the deliverable 0-5 year period. Build out of under construction units expected in 2021/22. Density based on approved planning application.	2	Inner Warrington	
	2676b	Causeway Park	Central Avenue, off Wilderspool Causeway, Warrington, WA4 6QS	Warrington Borough Council	Latchford West	59.5875							0		25	35				60											0	Commencement of development in the developable 6-10 year period assuming 2.5 year lead in time to reflect need to secure planning permission and availability by 2025. Density based on standard SHLAA assumptions.	60	Inner Warrington	
	2682b	Motor House	Orford Lane, Warrington, WA2 7AZ		Orford	19.5							0		10	10				20												0	Commencement and completion in the developable 6-10 year period, assuming land availability by 2025, with 2.5 year lead in time). Density based on standard SHLAA assumptions.	20	Inner Warrington
AV	2905	20 Beatrice Street	Beatrice Street, WA4 1DR		Latchford West	18						10	8							18											0	Commencement and completion likely in the deliverable 0-5 year period (2 year lead in time reflects outline planning permission). Density based on approved planning application.	18	Inner Warrington	
	3474	Blackburn Arms PH	Orford Green, Orford, Warrington, WA2 8PL	Lane End Developments Ltd	Orford	58.5								0		59				59											0	Commencement and completion in the developable 6-10 year period (2.5 years lead in time to reflect need to secure planning permission). Density based on Inner Warrington High Density.	59	Inner Warrington	
AV	3505	8 Bewsey Road	Bewsey, Warrington, WA2 7LW		Bewsey & Whitecross	14								14						0											0	Commencement and completion likely in the deliverable 0-5 year period (1.5 year lead in reflects full planning permission). Density based on approved planning application.	14	Inner Warrington	
AV	3559	6A Westford Road	Bewsey, Warrington, WA4 6EZ		Bewsey & Whitecross	1								1						0											0	Commencement and completion likely in the deliverable 0-5 year period (1.5 year lead in reflects full planning permission). Density based on approved planning application.	1	Inner Warrington	
	3567	Dallam Lane (West Side)	Warrington, WA2 7AR		Bewsey & Whitecross	211.8375								0						0		30	55	55	55	195	17				17	Commencement of development in the developable 11-15 year period assuming 2.5 year lead in time to reflect need to secure planning permission. Density based on standard SHLAA assumptions.	212	Inner Warrington	

Wider Urban Area (Suburbs)																																			
Allocation	SHLAA Ref	Site Name	Site Address	Owner Information	Ward Name	Residual Estimated Net Capacity	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Deliverable 2021 - 2026	2026/27	2027/28	2028/29	2029/30	2030/31	Developable 2026 - 2031	2031/32	2032/33	2033/34	2034/35	2035/36	Developable 2031 - 2036	2036/37	2037/38	2038/39	2039/40	2040/41	Developable 2036 - 2041	2041+	Forecast Source / Comments	Total	LPR Spatial Area
UC	1412	Land at Dawson House	Liverpool Road, Great Sankey, Warrington, WA5 3LW	United Utilities c/o Agent	Great Sankey North & Whittle Hall	32	32						0						0						0								Completion expected early in the deliverable 0-5 year period. Build out of under construction unit expected in 2020/21.	0	Wider Urban Area
	1509	South Western corner of Penketh Business Park	Off Cleveleys Rd, Penketh, Warrington, WA5 2SR		Great Sankey South	22							0		10	12			22						0								Commencement and completion in the developable 6-10 year period. Lead in time of 2.5 years applied given need to secure planning permission. Density based on previously approved planning application.	22	Wider Urban Area
UC	1642	Bewsey Old Hall	Bewsey Farm Close, Warrington	Homes and Community Agency	Chapelford & Old Hall	48							0		48				48						0								Commencement of development in deliverable 0-5 year period with completions in a single year owing to development of a apartment scheme and assuming 2.5 year lead in time to reflect the nature of the scheme. Density based approved planning application.	48	Wider Urban Area
AV	1643	Former Police Training Centre	Off Greenway, Bruche, WA1 3BG	Homes and Community Agency	Poulton South	45	25	20					20						0						0								Commencement and completions in the deliverable 0-5 year period allowing bespoke lead-in informed by developer with completions occurring in a phased manner. Development commenced on site. Full completion likely within the early deliverable 0-5 year period. Density based on approved planning application.	20	Wider Urban Area
	1647	Land off Mill Lane	Houghton Green, WA2 0SU	L2 Property Ltd	Poplars & Hulme	27.72			10	18			28						0						0								Commencement and completion in the developable 0-5 year period allowing 2.5 year lead in time to reflect need to secure planning permission. Density based on standard SHLAA assumptions.	28	Wider Urban Area
AV	1724	Land to the rear of the Sportsman Pub - Penketh	Warrington Road, Penketh, WA5 2EN		Penketh & Cuedley	6		6					6						0						0								Commencement and completion in the deliverable 0-5 year period (1.5 year lead in time applied to full planning permission). Density based on previously approved planning application.	6	Wider Urban Area
UC	1760	Land at 3 Delenty Drive	Birchwood, WA3 6AN		Birchwood	10	10						0						0						0								Completion expected early in the deliverable 0-5 year period. Build out of under construction units expected in 2020/21. Density based on approved planning application.	0	Wider Urban Area
AV	18251	Gemini 16	Carina Park, Westbrook	Homes and Community Agency	Westbrook	79		17	35	27			79						0						0								Commencement and completion likely in the deliverable 0-5 year period (1.5 year lead in reflects full planning permission).	79	Wider Urban Area
AV	1855	Land off Hollow Drive	Stockton Heath, Warrington, WA4 2AS		Stockton Heath	9		9					9						0						0								Commencement and completion expected in the deliverable 0-5 year period. Development commenced on site. Full completion likely within the early deliverable 0-5 year period. Density based on approved planning application.	9	Wider Urban Area
AV	2134	Lingley Mere Business Park (Remainder)	Lingley Mere, Great Sankey, WA5 3LQ	United Utilities	Great Sankey North & Whittle Hall	10			10				10						0						0								Commencement in the deliverable 0-5 year period period (allowing 2 year lead in time to reflect outline planning permission). Completion in the deliverable 0-5 year period based on feasibility work supplied by landowner. Density based on approved planning application.	10	Wider Urban Area

UC	2134b	Lingley Mere (Phase 2)	Windermere House, Lingley Mere Business Park, Lingley Green Ave, Gt Sankey, WA5 3LP	Bloor Homes Ltd	Great Sankey North & Whittle Hall	72	55	17																													Completion expected early in the deliverable 0-5 year period. Build out of under construction units expected in 2021/22. Density based on approved planning application.	17	Wider Urban Area
AV	2135	Omega (Remainder)	West Side of Burtonwood Road, Warrington, WA5	Homes England	Great Sankey North & Whittle Hall	656		55	110	110	110	110	495	110	51																						Commencement in the deliverable 0-5 year period allowing 2 year lead in time to reflect outline planning permission. Phased completion through the deliverable 0-5 year and developable 6-10 year based on feasibility work supplied by landowner. Density based on approved planning application.	656	Wider Urban Area
UC	2135a	Omega Zone 6 (Phase 1)	Land Bounded by Lingley Green Ave and Sophia Drive, (Phase 1 (Zone 6) Omega South), Warrington	Miller Homes Ltd	Great Sankey North & Whittle Hall	60	55	5																													Completion expected early in the deliverable 0-5 year period. Build out of under construction units expected in 2021/22. Density based on approved planning application.	5	Wider Urban Area
UC	2135b	Omega Zone 6 (Phase 2)	Land Bounded by Lingley Green Ave and Sophia Drive (Phase 2 (Zone 6) Omega South), Warrington	Redrow Homes	Great Sankey North & Whittle Hall	88	35	35	18																												Completion expected early in the deliverable 0-5 year period. Build out of under construction units expected in 2022/23. Density based on approved planning application.	53	Wider Urban Area
UC	2135c	Omega Zone 6 (Phase 3)	Land Bounded by Lingley Green Ave and Sophia Drive (Phase 3 (Zone 6) Omega South), Warrington	Redrow Homes	Great Sankey North & Whittle Hall	51	35	16																													Commencement and completion likely in the deliverable 0-5 year period. Build out of under construction units expected in 2021/22. Density based on approved planning application.	16	Wider Urban Area
AV	2176	Sycamore Lane Community Primary School	Sycamore Lane, Gt Sankey, WA5 1LA	Warrington Borough Council	Great Sankey South	92	25	50	17																												Commencement and completion likely in the deliverable 0-5 year period assuming planning permission secured. Estimated completion date mid 2022 based on developer information. Density based on submitted planning application.	67	Wider Urban Area
	2187	Bewsey Old School	Off Lockton Lane, Bewsey, WA5 0BF	Warrington Borough Council	Bewsey & Whitecross	21.6																															Commencement and completion in developable 6-10 year period and assuming 2.5 year lead in time to reflect need to secure planning permission. Density based on standard SHLAA assumptions.	22	Wider Urban Area
	2188	Delenty Drive Police Station	Delenty Drive, Birchwood, WA3 6AN	Warrington Borough Council	Birchwood	9.3																															Commencement and completion in developable 6-10 year period and assuming 2.5 year lead in time to reflect need to secure planning permission. Density based on standard SHLAA assumptions.	9	Wider Urban Area
	2189	Bridgewater House and Depot	Off Sandy Lane, Stockton Heath, WA4 2AY	Warrington Borough Council	Stockton Heath	11.61																															Commencement and completion likely in the developable 11-15 year period assuming 2.5 year lead in time to reflect need to secure planning permission. Density based on standard SHLAA assumptions.	12	Wider Urban Area
	2193	Houghton Hall	Greenwood Crescent, Orford, WA2 0DT	Warrington Borough Council	Poplars & Hulme	21			10	11																											Commencement and completion likely in the deliverable 0-5 year period assuming 2.5 year lead in time to reflect need to secure planning permission. Density based on previous planning approval.	21	Wider Urban Area
	2261	Rear of former Hewden Tool Hire	Laburnum Lane, Gt Sankey, WA5 3LE		Great Sankey North	11.34																															Commencement and completion in the developable 11-15 year period assuming 2.5 year lead in time to reflect need to secure planning permission. Density based on standard SHLAA assumptions.	11	Wider Urban Area

	2460	Boulting Electrical Systems	Chapel Road, Penketh, WA5 2PR		Penketh & Cuerdley	12.96							0	13																									Commencement and completion likely early in the deliverable 6-10 year period assuming 2.5 year lead in time to reflect need to secure planning permission within the 0-5 year period. Density based on standard SHLAA assumptions.	13	Wider Urban Area
AV	2692	Former Fox Wood School	Chatfield Drive, Birchwood, WA3 6QW	Warrington Borough Council	Birchwood	69	20	40	9				49																									Commencement and completion likely in the deliverable 0-5 year period assuming planning permission secured. Estimated completion date mid 2022 based on developer information. Density based on submitted planning application.	49	Wider Urban Area	
	2716	Land at Peel Cottage	Radley Lane, Houghton Green, WA2 0SY		Poplars & Hulme	4							0	4																							Commencement and completion in the developable 6-10 year period. 2.5 years lead in time to reflect need to secure planning permission with additional year added to reflect current uncertainty over Peel Hall site (1506). Density based on standard SHLAA assumptions.	4	Wider Urban Area		
AV	2719	The Royal British Legion	99 Greystone Road, Penketh, Warrington, WA5 2ER	Warrington Housing Association	Penketh & Cuerdley	30			30				30																								Commencement and completion in the deliverable 0-5 year period (2.5 years lead in time to reflect need to secure planning permission) with additional year added to reflect build out rates and completion in a single year owing to likely delivery of a single apartment scheme. Density based on approved planning application.	30	Wider Urban Area		
	2720	Radley Cottage	Radley Lane, Houghton Green, Warrington, WA2 0SZ		Poplars & Hulme	42							0	17	25																						Commencement and completion in the developable 6-10 year period. 2.5 years lead in time to reflect need to secure planning permission with additional year added to reflect current uncertainty over Peel Hall site (1506). Density based on standard SHLAA assumptions.	42	Wider Urban Area		
UC	2907	Former station goods yard	Off Green Lane, Padgate, WA1 4HU		Poulton North	31	10	21					21																								Completion expected early in the deliverable 0-5 year period. Build out of under construction units expected 2021/22, with additional year added to reflect build out rates and completion in a single year owing to delivery of a single apartment block. Density based on approved planning application.	21	Wider Urban Area		
UC	2908	Former Bayleaf PH	Harpers Road, Fearnhead, WA2 0PB		Poulton North	97		97					97																								Completion expected early in the deliverable 0-5 year period. Build-out of under construction units expected in 2020/21. Additional year added to reflect completion in a single year of apartment block (Assumed Permission 2017/31033 is being implemented).	97	Wider Urban Area		
	3309	Land behind the Plough PH	Mill Lane, Houghton Green	Green King	Poplars & Hulme	11.2			10	1			11																								Commencement and completion in the developable 0-5 year period allowing 2.5 year lead in time to reflect need to secure planning permission. Density based on standard SHLAA assumptions.	11	Wider Urban Area		
AV	3404	Land to the rear of 169 Warrington Road	Penketh, Warrington, WA5 2EN		Penketh & Cuerdley	2		2					2																								Commencement and completion likely in the deliverable 0-5 year period (1.5 year lead in reflects full planning permission). Density based on approved planning application.	2	Wider Urban Area		
AV	3539	181 London Road	Appleton, Warrington, WA4 5BJ		Appleton	1		1					1																								Commencement and completion likely in the deliverable 0-5 year period (1.5 year lead in reflects full planning permission). Density based on approved planning application.	1	Wider Urban Area		
NS	Now 3646	University of Chester	Padgate Campus, Crab Lane, Fearnhead, Warrington, WA2 0DB	University of Chester	Poulton North	199							0	27	55	55	55	192	7																		Pre-application discussions indicate that the university is looking to relocate and the owners are looking to sell the site for residential development. Density and build rates based on standard SHLAA assumptions.	199	Wider Urban Area		
NS	Now 3611	Omega (additional 300 units)	Phase 4-7, Omega South, Warrington, WA5 7XQ		Burtonwood & Winwick	300					40	40	80	80	80	20	260																				Outline planning application (2019/36241) submitted subsequent to publication of the SHLAA.	300	Wider Urban Area		

Peel Hall																																		
Allocation	SHLAA Ref	Site Name	Site Address	Owner Information	Ward Name	Estimated Net Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	Deliverable 2021 - 2026	2026/27	2027/28	2028/29	2029/30	2030/31	Developable 2026 - 2031	2031/32	2032/33	2033/34	2034/35	2035/36	Developable 2031 - 2036	2036/37	2037/38	2038/39	2039/40	2040/41	Developable 2036 - 2041	2041+	Forecast Source / Comments	Total	
Peel Hall	1506	Peel Hall	South of the M62 East of the A49	Satnam Millenium Ltd	Poplars & Hulme	1200						0	60	120	120	120	120	540	120	120	120	120	120	600	60						60		Site is considered developable (6-10 years) based on expected delivery programme for essential infrastructure by 2025, together with additional lead in time of 1.5 yrs until first completions. Density based on standard SHLAA assumptions.	1200

Waterfront																																	
Allocation	SHLAA Ref	Site Name	Site Address	Owner Information	Ward Name	Estimated Net Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	Deliverable 2021 - 2026	2026/27	2027/28	2028/29	2029/30	2030/31	Developable 2026 - 2031	2031/32	2032/33	2033/34	2034/35	2035/36	Developable 2031 - 2036	2036/37	2037/38	2038/39	2039/40	2040/41	Developable 2036 - 2041	2041+	Forecast Source / Comments	Total
Masterplan Parcel K7	1541	Arpley Meadows (mid parcel immediately abutting the west coast mainline)	South of WA1 1NA	Warrington Borough Council	Bewsey & Whitecross	605						0					20	20	40	40	40	40	40	200	40	40	40	40	40	200	185	Commencement of development in late developable (6-10 year period) based on expected delivery programme for essential infrastructure by 2026, together with lead in time of 2.5 yrs until first completions. Density based on standard SHLAA assumptions.	605
Masterplan Parcel K5	1633	Arpley Meadows (most western parcel)	Arpley Meadows	Warrington Borough Council	Bewsey & Whitecross	730						0	40	80	80	80	80	280	80	80	80	80	80	400	50							Site is considered developable in early (6-10 year period) based on expected delivery programme for essential infrastructure by 2026, together with 2.5 year lead in time to reflect need to secure planning permission. Density based on standard SHLAA assumptions.	730

Fiddlers Ferry Power Station																																	
Allocation	SHLAA Ref	Site Name	Site Address	Owner Information	Ward Name	Estimated Net Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	Deliverable 2021 - 2026	2026/27	2027/28	2028/29	2029/30	2030/31	Developable 2026 - 2031	2031/32	2032/33	2033/34	2034/35	2035/36	Developable 2031 - 2036	2036/37	2037/38	2038/39	2039/40	2040/41	Developable 2036 - 2041	2041+	Forecast Source / Comments	Total
FFPS		Northern Parcel	Widnes Road, Cuerdley, Warrington, WA5 2UT	SSE	Penketh & Cuerdley	860					35	35	70	70	70	70	70	350	60	60	60	60	60	300	60	60	55			175		Commencement of development in deliverable (0-5 years) based on expected programme for demolition of power station and delivery of essential infrastructure by 2025. Density based on standard SHLAA assumptions for suburban site and discussion with site promoter.	860
FFPS		Southern Parcel	Widnes Road, Cuerdley, Warrington, WA5 2UT	SSE	Penketh & Cuerdley	900						0						0	30	60	60	60	60	270	60	60	60	60	60	300	330	Site is considered developable (6-10 years) based on expected programme for demolition of power station and delivery of essential infrastructure by 2029. Density based on standard SHLAA assumptions for suburban site and discussion with site promoter.	900

Garden Suburb (now South East Warrington Urban Extension)																																	
Allocation	SHLAA Ref	Site Name	Site Address	Owner Information	Ward Name	Estimated Net Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	Deliverable 2021 - 2026	2026/27	2027/28	2028/29	2029/30	2030/31	Developable 2026 - 2031	2031/32	2032/33	2033/34	2034/35	2035/36	Developable 2031 - 2036	2036/37	2037/38	2038/39	2039/40	2040/41	Developable 2036 - 2041	2041+	Forecast Source / Comments	Total
Option 2		Northern Delivery Area	Appleton, Warrington, WA5	Homes England	Grappenhall						54	54	72	72	72	72	72	360	72	72	72	72	72	360	72	72	72			216		Commencement likely in the deliverable 0-5 year period. Assumed Local Plan adopted mid 2023 with 2.5 year lead in time to reflect need to produce Development Framework and secure full planning permission. Trajectory based on 3 outlets. Density based on standard SHLAA assumptions and discussions with site promoters.	990
Option 2		Central Delivery Area	Appleton, Warrington, WA5	Homes England	Grappenhall					18	18	54	54	54	54	54	54	270	54	54	54	54	54	270	54	54	54			162			720
Option 2		Southern Delivery Area	Appleton, Warrington, WA5	Homes England	Grappenhall					18	18	54	54	54	54	54	54	270	54	54	54	54	54	270	54	54	54			162			720
Option 2		Total	Appleton, Warrington, WA5	Homes England	Grappenhall	2430					90	90	180	180	180	180	180	900	180	180	180	180	180	900	180	180	180			540			2430

Garden Suburb (now South East Warrington Urban Extension) SHLAA Sites

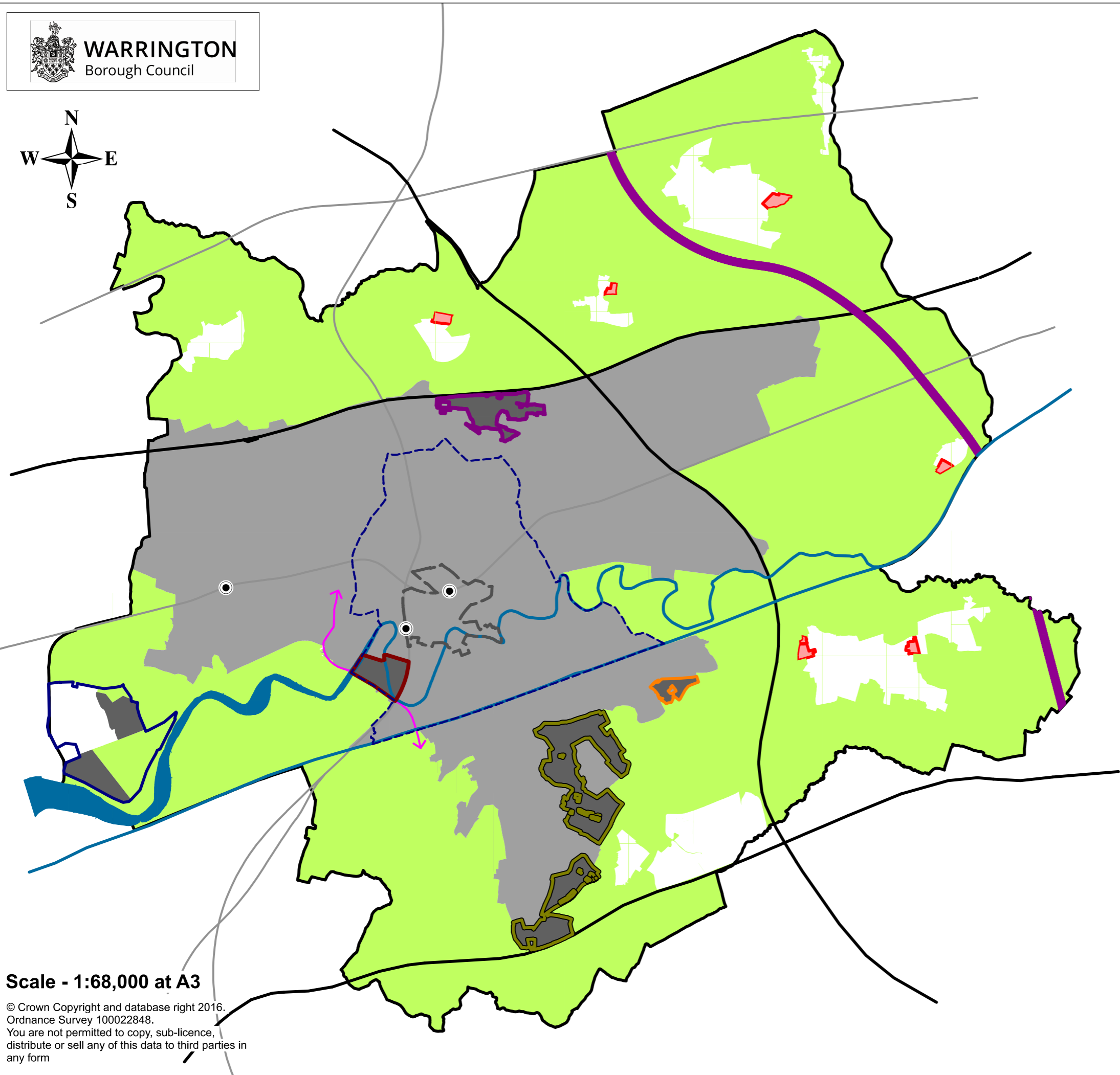
Allocation	SHLAA Ref	Site Name	Site Address	Owner Information	Ward Name	Residual Estimated Net Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	Deliverable 2021 - 2026	2026/27	2027/28	2028/29	2029/30	2030/31	Developable 2026 - 2031	2031/32	2032/33	2033/34	2034/35	2035/36	Developable 2031 - 2036	2036/37	2037/38	2038/39	2039/40	2040/41	Developable 2036 - 2041	2041+	Forecast Source / Comments	Total
	308	Land at Appleton Cross	Off Dipping Brook Avenue	Homes England	Grappenhall	370	5	70	70	70	70	285	70	15				85						0						0		Site is considered developable (11-15 years) based on expected delivery programme for essential infrastructure by 2025, together with additional lead in time of 2.5 yrs until first completions. Density based on standard SHLAA assumptions.	370
	1646	Grappenhall Heys (Remainder)	Off Curzon Drive, Grappenhall Heys	Homes England	Grappenhall	228	30	65	65	68		228						0						0						0		Commencement within the deliverable 0-5 year period allowing bespoke lead-in time informed by developer with completions occurring in a phased manner. Density based on approved planning application.	228
UC	1646a	Grappenhall Heys (Phase 1a)	Off Curzon Drive, Grappenhall Heys	Homes England	Grappenhall	23	23					23						0						0						0		Completion expected early in the deliverable 0-5 year period. Completions occurring in a phased manner informed by developer. Density based on approved planning application.	23
	1646b	Grappenhall Heys (Phase 1b)	Off Curzon Drive, Grappenhall Heys	Homes England	Grappenhall	114	35	55	24			114						0						0						0		Completion expected early in the deliverable 0-5 year period. Completions occurring in a phased manner informed by developer. Density based on approved planning application.	114
UC	1650	Land at Pewterspear Green	Off Henbury Gardens, Pewterspear Green	Homes England	Appleton	37	37					37						0						0						0		Site is considered developable (6-10 years) based on expected delivery programme for essential infrastructure by 2025, together with additional 2.5 year lead in time to reflect need to secure planning permission. Density based on standard SHLAA assumptions.	37

Top-up Sites																																		
Allocation	SHLAA Ref	Site Name	Site Address	Owner Information	Ward Name	Estimated Net Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	Deliverable 2021 - 2026	2026/27	2027/28	2028/29	2029/30	2030/31	Developable 2026 - 2031	2031/32	2032/33	2033/34	2034/35	2035/36	Developable 2031 - 2036	2036/37	2037/38	2038/39	2039/40	2040/41	Developable 2036 - 2041	2041+	Forecast Source / Comments	Total	
	1865	Thelway Heys Fm and land at Stockport Rd	Thelwall Heys, Warrington, WA4		Lymm North & Thelwall					28	55	83	55	55	55	55	47	267						0							0		Commencement likely in the deliverable 0-5 year period with completion in the 6-10 year period. Assumed Local Plan adopted mid 2023 with 1.5 year lead in time to reflect need to secure full planning permission. Density based on standard SHLAA assumptions.	350

Settlements																																				
Allocation	SHLAA Ref	Site Name	Site Address	Owner Information	Ward Name	Estimated Net Capacity	Deliverable 2021 - 2026										Developable 2026 - 2031					Developable 2031 - 2036					Forecast Source / Comments	Total								
							2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39												
Croft (OS1)	3155	Land at Heathercroft Stud	Decons Close, Croft, WA3 7EN		Culcheth, Glazebury & Croft	75					17	35	52	23							23								0				Commencement likely in the deliverable 0-5 year period. Assumed Local Plan adopted mid 2023 with 1.5 year lead in time to reflect need to secure full planning permission. Density based on standard SHLAA assumptions.	75		
Culcheth (OS2)	3157 and 3337	Land at Warrington Rd and land at Lions Den	Warrington Road and Holcroth Lane, Culcheth, WA3 5AE		Culcheth, Glazebury & Croft	200					27	55	82	55	55	8					118										0			Commencement likely in the deliverable 0-5 year period. Assumed Local Plan adopted mid 2023 with 1.5 year lead in time to reflect need to secure full planning permission. Density based on standard SHLAA assumptions.	200	
Hollins Green (OS3)	NOT IN SHLAA PREVIOUSLY	Land north of A57	Hollins Green, WA3 6HX		Rixton & Woolston	90					17	35	52	35	3						38										0			Commencement likely in the deliverable 0-5 year period. Assumed Local Plan adopted mid 2023 with 1.5 year lead in time to reflect need to secure full planning permission. Density based on standard SHLAA assumptions.	90	
Lymm - Warrington Rd (OS4)	1528 and 1622	Land adjacent to Statham CPS and Statham Lodge	Warrington Road, Statham, Lymm, WA13 9BE		Lymm North & Thelwall	170					27	55	82	55	33						88											0			Commencement likely in the deliverable 0-5 year period. Assumed Local Plan adopted mid 2023 with 1.5 year lead in time to reflect need to secure full planning permission. Density based on standard SHLAA assumptions.	170
Lymm - Rushgreen Rd (OS5)	1504 and 3332	Land off Thirlmere Drive and land south of Rushgreen Road (West Site)	Lymm, WA13 9PE		Lymm North & Thelwall	136					17	35	52	35	35	14					84											0			Commencement likely in the deliverable 0-5 year period. Assumed Local Plan adopted mid 2023 with 1.5 year lead in time to reflect need to secure full planning permission. Density based on standard SHLAA assumptions.	136
Winwick (OS6)	2670	Highfield Farm	Highfield Farm, Waterworks Lane, Winwick, WA2 8TB		Burtonwood & Winwick	130					17	35	52	35	35	8					78											0			Commencement likely in the deliverable 0-5 year period. Assumed Local Plan adopted mid 2023 with 1.5 year lead in time to reflect need to secure full planning permission. Density based on standard SHLAA assumptions.	130

Settlements (SHLAA Sites)																													
Allocation	SHLAA Ref	Site Name	Site Address	Owner Information	Ward Name	Residual or Estimated Net Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	Deliverable 2021 - 2026	2026/27	2027/28	2028/29	2029/30	2030/31	Developable 2026 - 2031	2031/32	2032/33	2033/34	2034/35	2035/36	Developable 2031 - 2036	2036/37	2037/38	2038/39	Forecast Source / Comments	Total
	1607	The Old Rectory	Rectory Lane, Winwick, WA2 8LE		Burtonwood & Winwick	4						0						0	4					4				Commencement and completion in the developable 11-15 year period and allowing 2.5 yrs lead in time from start of period (assuming active use ceases by 2025).	4
	1720	MSBS Joinery Site	Star Lane, Lymm, WA13 9LN		Lymm North & Thelwall	11						0		11				11						0				Commencement and completion in developable 6-10 year period and assuming 2.5 year lead in time to reflect need to secure planning permission. Density based on standard SHLAA assumptions.	11
AV	1737	Land Between Public House and 3 Church Lane	Church Lane, Culcheth, WA3 5DL		Culcheth, Glazebury & Croft	10	10					10						0						0				Commencement and completion likely in the deliverable 0-5 year period (1.5 year lead in reflects securing of reserved matters permission). Density based on approved planning application.	10
	1740	Land between 284 - 302 Warrington Road	Warrington Road, Glazebury, WA3 5LG		Culcheth, Glazebury & Croft	8					8	8						0						0				Site has potential to be brought forward immediately but in the absence of landowner promoting site at present time cannot be considered deliverable at present. Therefore, commencement and completion likely in the developable 6-10 year period assuming 2.5 year lead in time to reflect need to secure planning permission and availability by 2020. Density based on standard SHLAA assumptions.	8
	2179	Land adj to Cherry Tree Primary School	Hardy Road, Lymm, WA13 ONX	Warrington Borough Council	Lymm South	43						0		10	20	13		43						0				Commencement and completion likely in the developable 6-10 year period assuming 2.5 year lead in time to reflect need to secure planning permission. Density based on standard SHLAA assumptions.	43
	2456	Whispers	Green Lane, Winwick, WA2 8SE		Burtonwood & Winwick	4						0		4				4						0				Commencement and completion likely early in the developable 6-10 year period assuming 2.5 year lead in time to reflect need to secure planning permission within the 0-5 year period. Density base on bespoke density taking account of location, constraints and previous pre-apps.	4
AV	2700	Former Elm Tree Inn and Bridge Inn	Phipps Lane, Burtonwood, WA5 4HX	Oak Tree Developments	Burtonwood & Winwick	10	10					10						0						0				Commencement and completion likely in the deliverable 0-5 year period (1.5 year lead in time reflects full planning permission). Density based on approved planning application.	10
AV	3249	Lymm Hall	Rectory Lane, Lymm, Warrington, WA13 0AJ		Lymm South	5	5					5						0						0				Commencement and completion likely in the deliverable 0-5 year period (1.5 year lead in reflects full planning permission). Density based on approved planning application.	5

Other																															
Allocation	SHLAA Ref	Site Name	Site Address	Owner Information	Ward Name	Residual or estimated Net Capacity	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Deliverable 2021 - 2026	2026/27	2027/28	2028/29	2029/30	2030/31	Developable 2026 - 2031	2031/32	2032/33	2033/34	2034/35	2035/36	Developable 2031 - 2036	2036/37	2037/38	2038/39	Forecast Source / Comments	Total	LPR Spatial Area
UC	1058	Former Sewage Works	Sewage Works off, Reddish Lane, Lymm		Lymm North & Thelwall	1	1						0						0						0				Completion likely in the deliverable 0-5 year period. Build out of under construction unit expected in 2020/21. Density based on approved planning application.	1	Other
	1519	Howards Transport Limited	Robins Lane, Culcheth, WA3 4AE		Culcheth, Glazebury & Croft	7							0				7	7							0				Commencement and completion in developable 11-15 year period. Assumed available by 2026 with lead in times applied (2.5 yrs) thereafter.	7	Other
	1613	Barondale Grange	Stockport Road, Thelwall, WA4 2TB		Lymm North & Thelwall	4							0		4				4						0				Commencement and completion in the developable 6-10 year period assuming 2.5 year lead in time to reflect need to secure planning permission will occur in preceding years.	4	Other
	1620	Recycling premises	Off Camsley Lane, Lymm, WA13 9BY		Lymm North & Thelwall	11.25							0						0	11					11				Commencement and completion in the developable 11-15 year period and assuming 2.5 yr lead in time to reflect need to secure planning permission (earliest availability assumed 2028).	11	Other
AV	1800	Land Adjacent to Rose Villa	Penkford Lane, Collins Green, WA5 4EE		Burtonwood & Winwick	17.777778			18				18						0						0				Commencement and completion likely in the deliverable 0-5 year period (1.5 year lead in reflects securing of reserved matters permission plus one year for single apartment scheme). Density based on ratio for communal accommodation in MHCLG Housing Delivery Test Measurement Rule Book.	18	Other
	2172	Land at Rixton New Hall	Manchester Road, Rixton, WA3 6HA	Peel Holdings	Rixton & Woolston	2							0			2			2						0				Commencement and completion in the developable 11-15 year period (assuming availability by 2025 and allowing 2.5 years lead in). Density based on conversion of existing buildings.	2	Other
	2177	Grappenhall Hall Residential School	Grappenhall Hall Residential School	WBC	Grappenhall	20							0		10	10			20						0				Commencement and completion in the developable 6-10 year period and assuming 2.5 years lead in time to reflect need to secure planning permission. Density based on reduced standard SHLAA assumptions given Green Belt location.	20	Other
UC	2581	Former Willowpool Nurseries site	25 Burford Lane, Lymm, WA13 0SH	PH Property (DC) LLP	Lymm South	4	4						0						0						0				Completion expected early in the deliverable 0-5 year period. Build out of under construction unit expected in 2020/21. Density based on approved planning application.	12	Other
	2704	Land at Boarded Barn Farm	Birchbrook Road, Lymm, WA13 9RZ		Lymm North & Thelwall	4							0		4				4						0				Commencement and completion in the developable 6-10 year period (2.5 years lead in time applied to reflect need to secure planning permission) given uncertainty over capacity of site and absence of detailed scheme). Density based on estimate from number of existing buildings.	4	Other
	2822	Top Farm, Higher Lane	Lymm, Warrington, WA13 0RW		Lymm South	2							0		2				2						0				Commencement and completion in the developable 6-10 year period (2.5 years lead in time to reflect need to secure planning permission). Density based on previously approved scheme.	2	Other



Legend

- Urban area of Warrington
- Inner Warrington
- Town Centre
- Peel Hall (MD4)
- Waterfront (MD1) K5 = west parcel; K7 = east parcel
- Fiddlers Ferry (MD3)
- SEWUE (MD2)
- Thelwall Heys (MD5)
- Settlements:
 - Croft (OS1)
 - Culcheth (OS2)
 - Hollins Green (OS3)
 - Lymm - Pool Ln/Warrington Rd (OS4)
 - Lymm - Rushgreen Rd (OS5)
 - Winwick (OS6)

Transport

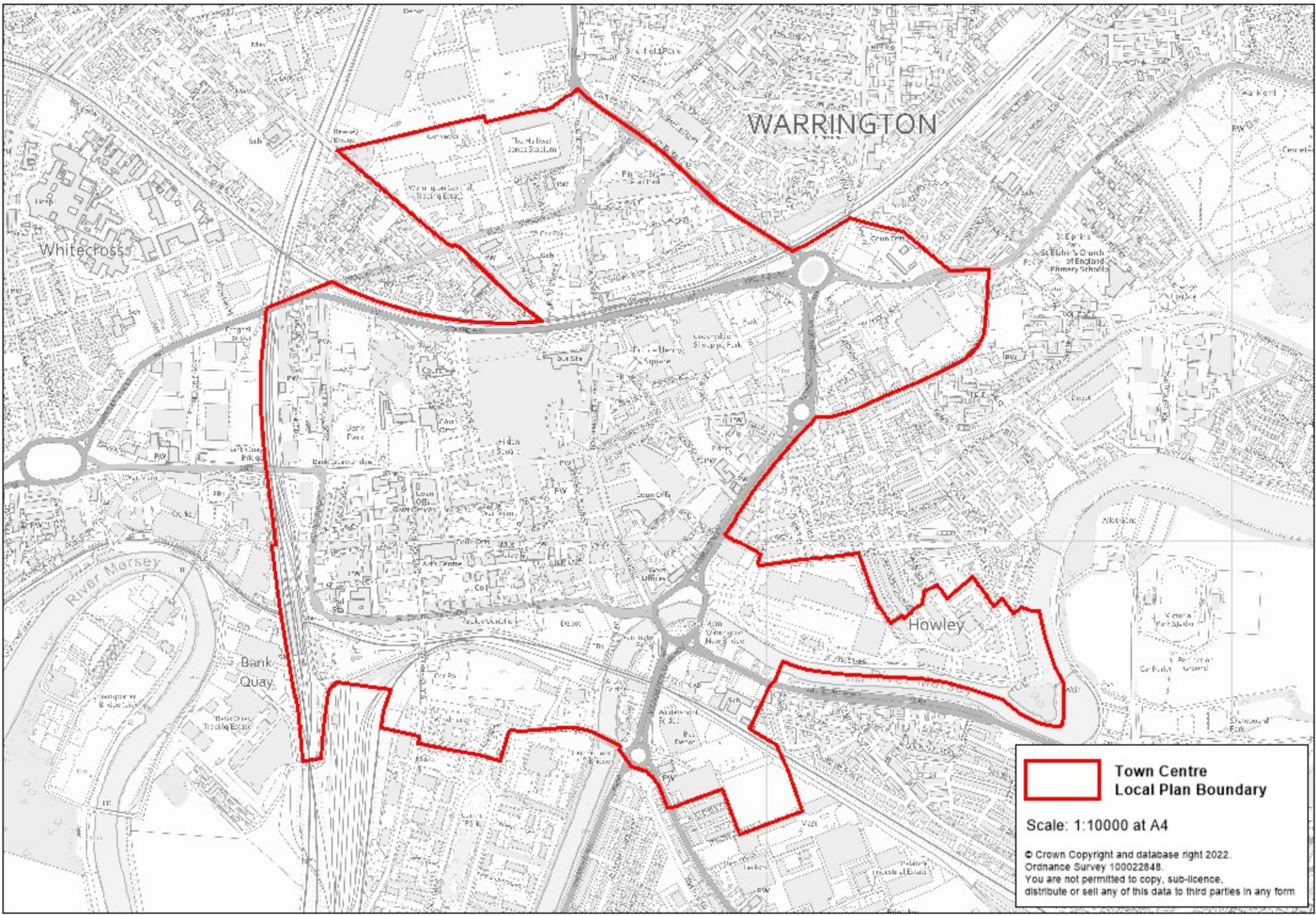
- Stations
- HS2 Safeguarded Land
- New Strategic Highway
- Borough Boundary

Scale - 1:68,000 at A3


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**Warrington Borough Council
UPSVLP 2021-38**

Housing Trajectory - Area Boundaries



WARRINGTON

 **Town Centre
Local Plan Boundary**

Scale: 1:10000 at A4

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