

Warrington Local Plan Examination

Hearing Session Note

Matter 8

Updated Housing Trajectory including 2022 monitoring data

22nd September 2022

Introduction

- 1.1 This note has been prepared to address the request from the Inspectors, ahead of Hearing Session 8 on Housing Supply, for an updated breakdown of the housing trajectory contained in Appendix 1 of the Updated Proposed Submission Version Local Plan 2021-2038 (the UPSVLP - 2021) to include the Council's latest housing monitoring for the year ending 31st March 2022.

2. Submitted material

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

- Copy of Appendix 1 – updated 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)**, Policy references, and breakdown of urban capacity by year and Green Belt release by year;
- Tables of all the individual components of the supply that contain all of the sites that constitute that element of the supply; and
- The map that identifies geographically the main components of the supply (see below).

3. Additional information

- 3.1 The Council's housing monitoring for the period 1st April 2021 to 31st March 2022 was undertaken in April this year and will form the basis of the SHLAA (2022) which will be published later this year. The information contained within the updated Appendix 1 to the UPSVLP (2021) that is contained in this note is based on this SHLAA (2022) monitoring information. Whilst, this information has not been published previously, the accompanying tables for the individual components of the supply provide a breakdown of the sites that constitute those elements of the supply. The trajectory for each site has been revised where necessary to account for new planning permissions that have been granted and change in circumstances in respect of the suitability, availability or achievability of the sites. Comments have been provided to justify the inclusion of sites, including new sites; their capacity and anticipated delivery.

- 3.2 In addition, individual components of the supply have been updated to take account of discussions in previous Hearing Sessions and can be summarised as follows:

- The information contained in the first year of the Plan Period (2021/22) is now completions (not projections) recorded from the Council's housing monitoring undertaken in April 2022;

- The trajectory for Peel Hall has been brought forward to start delivering in 2025/26, given the site now has outline planning permission and following discussions in Hearing Session 6d.
- The trajectory for the two Warrington Waterfront parcels (K5 and K7) have been pushed back two years to reflect the revised delivery programme of the Western Link, as per discussions in Hearing Session 6a.
- Top-up Sites - Further to the discussion under Matter 6e, the Council has reviewed the potential for additional homes to be delivered from sites to the north of the Thewall Heys allocation which will be removed from the Green Belt as a consequential amendment. Given potential issues around highways access there is not sufficient certainty to confirm these sites are suitable for development and therefore the additional 40 homes have been removed from the supply.

3.3 As a result of providing a breakdown of the urban area capacity it has become apparent that there has been a significant change recently in the composition of the small sites of less than 0.25ha in size. The methodology employed in the SHLAA for justifying the Small Sites Allowance assumes that the sites less than 0.25ha predominantly only deliver less than 5 units. However, it has become apparent that there are a number of small sites that have recently gained planning permission (or have planning applications lodged but not determined) that have capacities significantly greater than 5 units and that this capacity is not being reflected in the forward supply due to the SHLAA methodology. These are higher density sites in or on the edge of the town centre and are listed in Tables 1 and 2 below.

3.4 Therefore, the Housing Trajectory summary sheet also includes an assessment of the total urban capacity taking account of this recent change in the composition of small sites, and includes:

- A breakdown of the additional urban capacity from small sites <0.25ha that are in the planning process (ie. Either have consent or have a planning application registered that does not yet have a decision) (Small Sites).
- A breakdown of the additional urban capacity from small sites <0.25ha that are not currently in the planning process but are expected to deliver some supply in the longer term (Small Sites – Longer Term).

3.5 The Council is proposing to change its SHLAA methodology to ensure these sites are accounted for and that the urban capacity, particularly in the town centre is not underestimated. To ensure there is no risk of 'double counting' the Council has maintained the small sites allowance at the rate shown in the original Appendix 1. This was established in the 2020 SHLAA, before any of these sites gained planning permission and before this new trend became apparent, and would otherwise have been increased.

Table 1 - Small Sites Allowance – Forward Supply information							
SHLAA Ref	Address	Zone	Application Reference	Decision Date	Status	Site area (Ha)	No. of units
1245	The Corner Hse, 98 Sandy Lane, Orford, WA2 9HX	Inner Warrington	2019/35479	Approved 14/06/2021	AV	0.08	16
1422	31/35 Winwick Street, Warrington, WA1 7TT	Town Centre	2021/39444	Undetermined	n/a	0.09	26
1703	248/250 Manchester Road, Warrington, WA1 3QE	Inner Warrington	2020/37849	Approved 15/06/2021	UC	0.24	30
1736	224/228 Wilderspool Causeway, Warrington, WA4 6QF	Inner Warrington	2020/37681	Undetermined	n/a	0.15	30
1758	Land at jtn of Wilson Patten St/Winmarleigh St, WA1 1LE	Town Centre	2021/39384	Approved subject to S106 - 31/05/22	AV	0.16	76
1795	Holy Trinity Vicarage, Palmyra Square North, WA1 1JN	Town Centre	2022/41087	Approved 26/08/2022	AV	0.06	23
3150	Land at Stanley Street, Warrington, WA1 1EZ	Town Centre	2020/37959	Approved 11/02/2022	AV	0.06	39
3408	1 Town Hill, Warrington, WA1 2NQ	Town Centre	2018/33037	Approved 13/12/2018	UC	0.06	39
3572	Bank House, Bank Street, Warrington, WA1 2AP	Town Centre	2019/36256	Approved 16/12/2021	AV	0.12	80
3600	North Cheshire College, Museum Street, WA1 1HU	Town Centre	2019/34556	Approved 29/04/2020	AV	0.09	18
3602	6 Springfield Street, Warrington, WA1 1BB	Town Centre	2019/34702	Approved 28/08/2020	UC	0.09	21
Total							398

AV = Site has planning permission is available

UC = Under Construction

Table 2 - Small Sites Allowance – Forward Supply information (Longer Term Potential)

SHLAA Ref	Address	Zone	Application Reference	Decision Date	Status	Site area (Ha)	No. of units
1725	Land adjacent Magistrates Court, Winmarleigh Street, Warrington, WA1 1NB	Town Centre	n/a	n/a	n/a	0.05	14
2465	Crosfield Street Petrol Filling Station, Crosfield Street, Warrington, WA1 1UD	Town Centre	n/a	n/a	n/a	0.15	19
2468	Warrington Car Wash and Car Sales, Winwick Street/Buckley Street, Warrington, WA2 7PA	Town Centre	n/a	n/a	n/a	0.19	12
2906	Warrington Baptist Church, 107 Sankey Street, WA1 1NN	Town Centre	n/a	n/a	n/a	0.12	18
3651	Former Packet House PH, Bridge Street, Warrington, WA1 2RU	Town Centre	n/a	n/a	n/a	0.18	50
1719	Better Bathrooms (Formerly Furnish with Flair), 350 Wilderspool Causeway, Warrington, WA4 6QP	Inner Warrington	n/a	n/a	n/a	0.19	25
1785	Car Wash SUDS, Church Street, Warrington, WA1 2SY	Inner Warrington	n/a	n/a	n/a	0.09	12
3049	Raddon Court, Lower Wash Lane, Latchford, WA4 1PL	Inner Warrington	n/a	n/a	n/a	0.18	24
Total							174

Lymm - Warrington Rd (GB Release)	0	0	0	27	55	55	33	0	0	0	0	0	0	0	0	0	0	0	170	
Lymm - Rushgreen Rd (GB Release)	0	0	0	17	35	35	35	14	0	0	0	0	0	0	0	0	0	0	136	
Winwick (GB Release)	0	0	0	17	35	35	35	8	0	0	0	0	0	0	0	0	0	0	130	
SHLAA (Sites 0.25Ha and above)	5	5	14	0	4	0	10	0	22	20	13	0	0	4	0	0	0	0	97	
Other																				
SHLAA (Sites 0.25Ha and above)	47	22	15	49	4	0	0	0	46	11	0	7	2	0	0	0	0	0	203	
Small Sites Allowance																				
SHLAA (Sites under 0.25Ha)	106	81	81	81	81	81	81	81	81	81	81	81	81	81	81	81	81	81	1483	
TOTAL																			16406	
	684	1034	900	759	1115	1017	997	771	2040	1678	756	805	697	865	752	569	501	466	16406	
Total (5 Years)	4492					6503					3875					1536				
Average	898					1301					775					512				

GB Release																					
Total (Year)	0	0	0	150	430	543	466	335	305	257	270	300	300	300	300	300	300	295	4851		
Total (5 Years)	580					1906					1470					895					4851

Urban Capacity																					
Total (Year)	684	1034	900	609	685	474	531	436	1735	1421	486	505	397	565	452	269	201	171	11555		
Total (5 Years)	3912					4597					2405					641					11555

Urban Capacity (including additional Small Sites > 5 units)																					
Small Sites	0	51	39	57	119	0	76	0	56	0	0	0	0	0	0	0	0	0	398		
Small Sites - Longer Term	0	0	0	0	0	0	0	0	92	19	0	0	14	34	15	63	0	0	237		
Total (5 Years)	266					243					63					63					635
Total (Year)	684	1085	939	666	804	474	607	436	1883	1440	486	505	411	599	467	332	201	171	12190		
Total (5 Years)	4178					4840					2468					704					12190
Total (Urban Capacity + GB Release)																					
Total (Year)	684	1085	939	816	1234	1017	1073	771	2188	1697	756	805	711	899	767	632	501	466	17041		
Total (5 Years)	4758					6746					3938					1599					17041

Town Centre																																			
Allocation	SHLAA Ref	Site Name	Site Address	Owner Information	Ward Name	Residual 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	Forecast (2021-2036)	Total	LPR Spatial Area
UC	1029	Land at John St/Winwick Street	Warrington, WA4 6NL	Palmus Developments Limited	Bewsey & Whitecross	362			362			362						0						0						0	0	Full Planning (2017/31394) and development has commenced. The development had stalled due to the developer going into liquidation, however, the site has now been sold on and development has resumed. Developer has confirmed a 65 week build programme from end Jan 2022, meaning completion of all 362 units in May 2023. Therefore, the site is still considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF, albeit that the completion of the scheme is likely to be delayed. 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 early/mid 2023 based on developer information. Density based on approved planning application.	362	362	Town Centre
	1401	Land at Winwick Street	Tanners Lane, Dallam Lane, Warrington, WA2 7NG	Warrington Borough Council and Lliad	Bewsey & Whitecross	550						0				550	550							0						0	0	The site is subject to an outline planning permission (2019/35548). The site is located in the Stadium Quarter Masterplanning area, where the Council are promoting regeneration through the emerging Local Plan and where there is currently strong developer activity. Whilst, the site does not currently benefit from planning consent, it is subject to an outline planning application (2019/35548) seeking a 5 year consent. A decision on the application is expected shortly. Therefore, the site is considered to be developable in the medium term (6-10 year period) in accordance with the definition in the NPPF. The site capacity (550 units) is based on the submitted application, which has been reviewed by the Council's Design Review Panel (Places Matters) and is considered to be acceptable. It is acknowledged that the delivery of the scheme is likely to be phased but this information will not be available until the RM stage. Commencement and completion likely in the developable 6-10 year period assuming 2.5 year lead in time from 2026 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) and allowing 2 years for construction. Density based on submitted planning application.	550	550	Town Centre
	1710	Dalton Bank Council Depot	Manchester Road, Warrington, WA1 2PH	Warrington Borough Council	Fairfield & Howley	65.25						0			17	35	52	13						13						0	0	Both sites are owned by WBC and form part of the Thorneycroft Town Centre Masterplanning area. They will be redeveloped once the Council Depot has been re-located. Site is well placed to deliver additional family housing in a highly sustainable location in close proximity to the town centre. Therefore, the site is considered to be developable (6-10 year period) in accordance with the definition in the NPPF. 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 2026 (earliest expected availability). Density based on standard SHLAA assumptions.	65	65.25	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	0		21	20.7	Town Centre

Inner Warrington																																			
New Site	SHLAA Ref	Site Name	Site Address	Owner Information	Ward Name	Residual 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	Forecast (2021-2036)	Total	LPR Spatial Area
	1041	Harry Fairclough	Howley Lane, Howley, Warrington, WA1 2DN		Fairfield & Howley	64.35						0					64	64						0						0		Pre-application discussions indicate that the business is looking to relocate and the owners are looking to sell the site for residential development. A Prior Approval (2021/39694) consent granted for demolition of the existing buildings in July 2021. The nature of the site lends itself to high density apartment development. There is strong developer interest in this area, particularly given location on the edge of the Town Centre; ongoing regeneration and the waterfront location. Commencement of development in the developable 6-10 year 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 2026. Density based on Inner Warrington High Density.	64	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	126	63				63						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.	63	63	Inner Warrington	
	1090a	Beers Building Co	Station Road, Latchford, WA4 2AD	M & A Beer (Kings Dock Developments) C/o Agent	Latchford East	9		9				9						0						0					0		The site benefits from full planning consent (2018/31871) and development has commenced on site. Recent planning application (2021/40307) for an additional storey has now been approved. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF. Completion in a single year owing to expected apartment development in line with current consent. Density based on submitted planning application.	9	9	Inner Warrington	
UC	1108	Edwards Cheshire	Navigation Street, Warrington, WA1 2EL	Watkin Jones & Son Ltd & Mr R Walsh C/O Agent	Fairfield & Howley	66.69						0						0				67	67						0		Site has an extant reserved matters planning consent. Whilst, development on site has stalled the site is in a suitable location close to the Town Centre. The site remains in single ownership and both the immediate and wider area continues to be regenerated, aided by a significant investment in flood defence works in this locality. As such it is likely that the site will be brought forward in the medium/longer term. There have been similar high density schemes approved and implemented in waterfront locations, therefore it is considered that if the current approved scheme is not implemented that a similar density scheme is likely to be brought forward. Commencement and completion in the developable 11-15 year period (assuming availability by 2030, with 2.5 year lead in time and completion in a single year owing to expected apartment development in line with current consent). Density based on Inner Warrington High Density (similar to previously approved scheme).	67	67	Inner Warrington	

Wider Urban Area																																			
Allocation	SHLAA Ref	Site Name	Site Address	Owner Information	Ward Name	Residual 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	Forecast (2021-2036)	Total	LPR Spatial Area
	1509	South Western corner of Penketh Business Park	Off Cleveleys Rd, Penketh, Warrington, WA5 2SR		Great Sankey South	12				12		12						0						0								Full Planning (2020/37439). Expires 22/08/2024. Commencement and completion likely in the deliverable 0-5 year period assuming 1.5 year lead in time to reflect full planning permission with additional year for completions due to ground conditions. Density based on approved planning application.	12	12	Wider Urban Area
UC	1642	Bewsey Old Hall	Bewsey Farm Close, Warrington		Chapelford & Old Hall	48				48		48						0						0								Full Planning (2007/10550 and APP/M0655/A/08/2092759/NWF). Planning consent has been implemented in part (conversion of listed hall into 7 apartments). Whilst, the renovation of the listed hall has taken place without the need for the enabling development; there are no restrictions to prevent the enabling development from still coming forward. The site is currently being promoted through the Council's pre-application (PR/2021/04635) process. Therefore the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF. 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	48	Wider Urban Area
UC	1643	Former Police Training Centre	Off Greenway, Bruche, WA1 3BG		Poulton South	34	11	34				34						0						0								Remaining 34 units are under construction. 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.	34	34	Wider Urban Area
	1647	Land off Mill Lane	Houghton Green, WA2 0SU	L2 Property Ltd	Poplars & Hulme	27					10	10	17					17						0								S106 has not been signed yet. Landscaping and appearance are the only reserved matters. Commencement and completion in the developable 0-5 year period allowing 2.5 year lead in time to reflect need to secure reserved matters consent with additional year due to permission having only recently been approved subject to S106 Agreement being signed. Density based on approved planning application.	27	27	Wider Urban Area
AV	1724	Land to the rear of the Sportsman Pub - Penketh	Warrington Road, Penketh, WA5 2EN		Penketh & Cuerdley	6			6			6						0						0								Full Planning (2018/33106). Expires 06/06/2022. There has been a revised application (2021/39378) for 16 affordable dwellings (Use Class C3) that was granted consent on 09/06/2022. 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	6	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					60	60	120	120	120	120	120	600	120	120	120	120	60	540						0		Commencement within the developable 6-10 year period allowing for the disposal of the site and installation of infrastructure and with completions occurring in a phased manner (with 2 x <50 dwelling and 2 x 50-150 dwelling parcels coming forward simultaneously) reflective of proposed build rates agreed by the Stakeholder Group.	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						0	20	40	40	40	140	40	40	40	40	40	200	225	Site is considered developable (11-15 years) based on expected delivery programme for essential infrastructure by 2029, together with additional lead in time of 2.5 yrs until first completions. Density based on standard SHLAA assumptions.	565	Site is wholly owned by Warrington Borough Council. To be delivered following the delivery of the Western Link project. The site will be delivered following the delivery of the Western Link as noted above, which opens access to the site, in conjunction with the proposals for the development of the Bank Quay station and its surrounding area, which also have the potential to deliver both access and additional demand for units in this area. It is also likely that construction would begin in advance of the completion date for the Western Link.	
Masterplan Parcel K5	1633	Arpley Meadows (most western parcel)	Arpley Meadows	Warrington Borough Council	Bewsey & Whitecross	730						0			40	80	120	80	80	80	80	80	80	400	80	80	50	210		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.	680	Site is wholly owned by Warrington Borough Council. To be delivered following the delivery of the Western Link project. The site will be delivered following the delivery of the Western Link as noted above, which opens access to the site, in conjunction with the proposals for the development of the Bank Quay station and its surrounding area, which also have the potential to deliver both access and additional demand for units in this area. It should be noted that whilst the SHLAA indicates that a delivery rate of 55dpa should be adopted for a site over 150 units. However, this is considered to be a conservative estimate as the site promoter as indicated that for a site of this size it would be expected that more than one sales/development outlet would be utilised. 2 outlets would give a rate of 110dpa and a delivery period of just over 5 years - within the plan period. Also, it is likely that construction would begin in advance of the completion date for the Western Link.		

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
MD3		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		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.	860	
MD3		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 (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.	900

South East Warrington Urban Extension (SHLAA Sites)

Status	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
UC	308	Land at Appleton Cross	Off Dipping Brook Avenue	Homes England	Grappenhall	258	112	114	78	66		370						0						0						0		Commencement within the deliverable 0-5 year period allowing bespoke lead-in time informed by landowner with completions occurring in a phased manner from two outlets. Full completion now likely in the deliverable 0-5 year period. Density based on approved planning application.	370
AV	1646	Grappenhall Heys (Remainder)	Off Curzon Drive, Grappenhall Heys	Homes England	Grappenhall	228	0			12	48	60	48	48	48	24		168						0						0		Delivery delayed. However, commencement still expected within the deliverable 0-5 year period. Revised lead in time/trajectory informed by landowner with completions occurring in a phased manner. Full completion now expected before the end of the developable 6-10 year period. Density based on approved planning application.	228
UC	1646a	Grappenhall Heys (Phase 1a)	Off Curzon Drive, Grappenhall Heys	Homes England	Grappenhall	44	14	35	9			58						0						0					0		Completion expected early in the the deliverable 0-5 year period. Completions occurring in a phased manner informed by developer. Density based on approved planning application.	58	
UC	1646b	Grappenhall Heys (Phase 1b)	Off Curzon Drive, Grappenhall Heys	Homes England	Grappenhall	110	0	35	55	20		110						0						0					0		Completion expected early in the the deliverable 0-5 year period. Completions occurring in a phased manner informed by developer. Density based on approved planning application.	110	
C	1650	Land at Pewterspear Green	Off Henbury Gardens, Pewterspear Green	Homes England	Appleton	0	21					21						0						0					0		Site is complete.	21	

Top-up Sites																																		
Allocation	SHLAA Ref	Site Name	Site Address	Owner/Site Promoter 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	
MD5	1865	Thelwall Heys, Cliff Ln	Thelwall, Warrington, WA4	Liberty Properties	Lymm North & Thelwall					28	55	83	55	55	55	55	7	227						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.	310

Settlements																												
Allocation	SHLAA Ref	Site Name	Site Address	Owner Information	Ward Name	Estimated Net Capacity	Deliverable 2021 - 2026					Deliverable 2021 - 2026	Developable 2026 - 2031					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	3155	Land at Heathercroft Stud	Decons Close, Croft, WA3 7EN		Culcheth, Glazebury & Croft	75				17	35	52	23				23										Commencement and completion 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	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										Commencement and completion 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	NOT IN SHLAA PREVIOUSLY (3374?)	Land north of A57	Hollins Green, WA3 6HX		Rixton & Woolston	90				17	35	52	35	3			38										Commencement and completion 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	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										Commencement and completion 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	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										Commencement and completion 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	2670	Highfield Farm	Highfield Farm, Waterworks Lane, Winwick, WA2 8TB		Burtonwood & Winwick	130				17	35	52	35	35	8		78										Commencement and completion 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				The site has been actively promoted in the past. Therefore, it is likely that the site will become available in the future for residential purposes once the market improves. 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 2031). Density based on conversion scheme.	4
AV	1720	MSBS Joinery Site	Star Lane, Lymm, WA13 9LN		Lymm North & Thelwall	8			9			9						0						0				Full Planning (2021/39625) approved 08/12/2021. Commencement and completion in the deliverable 0-5 year period (1.5 year lead in time to reflect full planning permission). Density based on approved planning application.	9
	1737	Land Between Public House and 3 Church Lane	Church Lane, Culcheth, WA3 5DL		Culcheth, Glazebury & Croft	10						0		10				10						0				Outline consent (2016/27387) expired in 2019. However, there has been a recent application to discharge conditions (2021/39928). Site remains vacant. Commencement in the deliverable 0-5 year period with completions in the early developable 6-10 year period, assuming 2.5 year lead in time to reflect need to secure planning permission (assuming availability by 2024). Density based on previously approved scheme.	10
	1740	Land between 284 - 302 Warrington Road	Warrington Road, Glazebury, WA3 5LG		Culcheth, Glazebury & Croft	8						0			8			8						0				Site is an obvious infill development opportunity. Sites of a similar scale and nature have been successfully developed within the village and there is no obvious reason, particularly given market demand in this locality, why the potential of this site will not be realised within the plan period. Site has potential to be brought forward immediately but not being specifically promoted 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. Density based on standard SHLAA assumptions.	8
	2179	Land adj to Cherry Tree Primary School	Hardy Road, Lymm, WA13 0NX	Warrington Borough Council	Lymm South	43						0			10	20	30	13						13				WBC owned. The site has been identified to be brought forward for residential use by the Council's newly created Housing Company. 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 (assuming available by 2026). Density based on standard SHLAA assumptions.	43
	2456	Whispers	Green Lane, Winwick, WA2 8SE		Burtonwood & Winwick	4						0			4			4						0				Site has been promoted as a development opportunity in the recent past. Therefore, it is likely that the site will become available again in the future for residential purposes. 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
UC	2700	Former Elm Tree Inn and Bridge Inn	Phipps Lane, Burtonwood, WA5 4HX	Oak Tree Developments	Burtonwood & Winwick	5	5	5				10						0						0				Full Planning (2019/34399) approved 19/08/2019. Completion expected early in the deliverable 0-5 year period. Build out of under construction unit expected in 2022/23. Density based on approved planning application.	5

Other																																			
Site Status	SHLAA Ref	Site Name	Site Address	Owner Information	Ward Name	Residual 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	Forecast (2021-2036)	Total	LPR Spatial Area
	1719	Better Bathrooms (Formerly Furnish with Flair)	350 Wilderspool Causeway, Warrington, WA4 6QP		Latchford West	25						0						0				10	15	25						0		25	25	Town Centre	
	1725	Land adjacent Magistrates Court	Winmarleigh Street, Warrington, WA1 1NB		Bewsey & Whitecross	14						0						0			14			14						0		14	14	Town Centre	
	1785	Car Wash SUDS	Church Street, Warrington, WA1 2SY		Bewsey & Whitecross	12						0						0				12		12						0		12	12	Town Centre	

2465	Crosfield Street Petrol Filling Station	Crosfield Street, Warrington, WA1 1UD107 Sankey Street, WA1 1NN	Bewsey & Whitecross	19	0	19	19	0	0	Previous interest for residential development. Site is within a wider area (the Warrington Waterfront) being specifically promoted for redevelopment by the Council. It is likely that redevelopment opportunities will be promoted and the site confirmed as available, in the medium to longer term. Commencement and completion in the developable 6-10 year period, assuming 2.5 year lead in time to reflect need to secure planning permission with additional year added for construction of single apartment block. Completions in a single year owing to likely delivery of apartment scheme. Density based on previous planning application.	19	19	Town Centre
2468	Warrington Car Wash and Car Sales	Winwick Street/Buckley Street, Warrington, WA2 7PA	Bewsey & Whitecross	12	0	0	12	12	0	Site is within a wider area being specifically promoted for redevelopment by the Council. The site is being promoted through the Stadium Quarter Master Plan primarily on the basis that it constitutes a prominent site on a key node and busy gateway, which is currently under utilised through the existing uses. Therefore, it is likely that redevelopment opportunities will be promoted and the site confirmed as available, in the medium to longer term. Commencement and completion in the developable 11-15 year period, assuming 2.5 year 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 High Density (130dpa) to reflect location and scale of adjacent development.	12	12	Town Centre
2906	Warrington Baptist Church	107 Sankey Street, WA1 1NN	Bewsey & Whitecross	18	0	18	18	0	0	Whilst site has an extant planning consent (2020/38419) and has been cleared in preparation for development it is currently being used for an unauthorised surface car park. Therefore, it is acknowledged that there is likely to be a delay in this site coming forward. Commencement and completion in the developable 6-10 year period, assuming 2.5 year lead in time to reflect possibility of need to secure new planning permission with additional year added for construction of single apartment block. Completions in a single year owing to likely delivery of apartment scheme. Density based on approved planning application.	18	18	Inner Warrington
3049	Raddon Court	Lower Wash Lane, Latchford, WA4 1PL	Latchford East	24	0	24	24	0	0	The site had planning permission for residential development previously (2016/27880) which has expired. Whilst the landowners current intentions are unknown, the site is in a highly desirable location and there has been recent interest in the site. There has been one application for non-material amendments to original permission (2020/36559) and a prior approval application to removal and replacement 3 no. new antennas (2021/39798). Therefore, it is considered likely that the site will become available in the future (medium term). Commencement and completion likely in the developable 6-10 year period (2.5 year lead in applied from start of period) and 12 months for conversion. Density based on previously approved scheme.	24	24	Inner Warrington

3651	Former Packet House PH	Bridge Street, Warrington, WA1 2RU	Fairfield & Howley	50	0	50	50	0	0	Site is in single ownership, contains largely vacant buildings and is being promoted by the landowner through the Council's pre-application service. Hence, it is considered that the site will become available in the medium term. 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 18 months for construction. Density based on Town Centre Highest Density (275dpa) to reflect Town Centre SPD.	50	50	Inner Warrington
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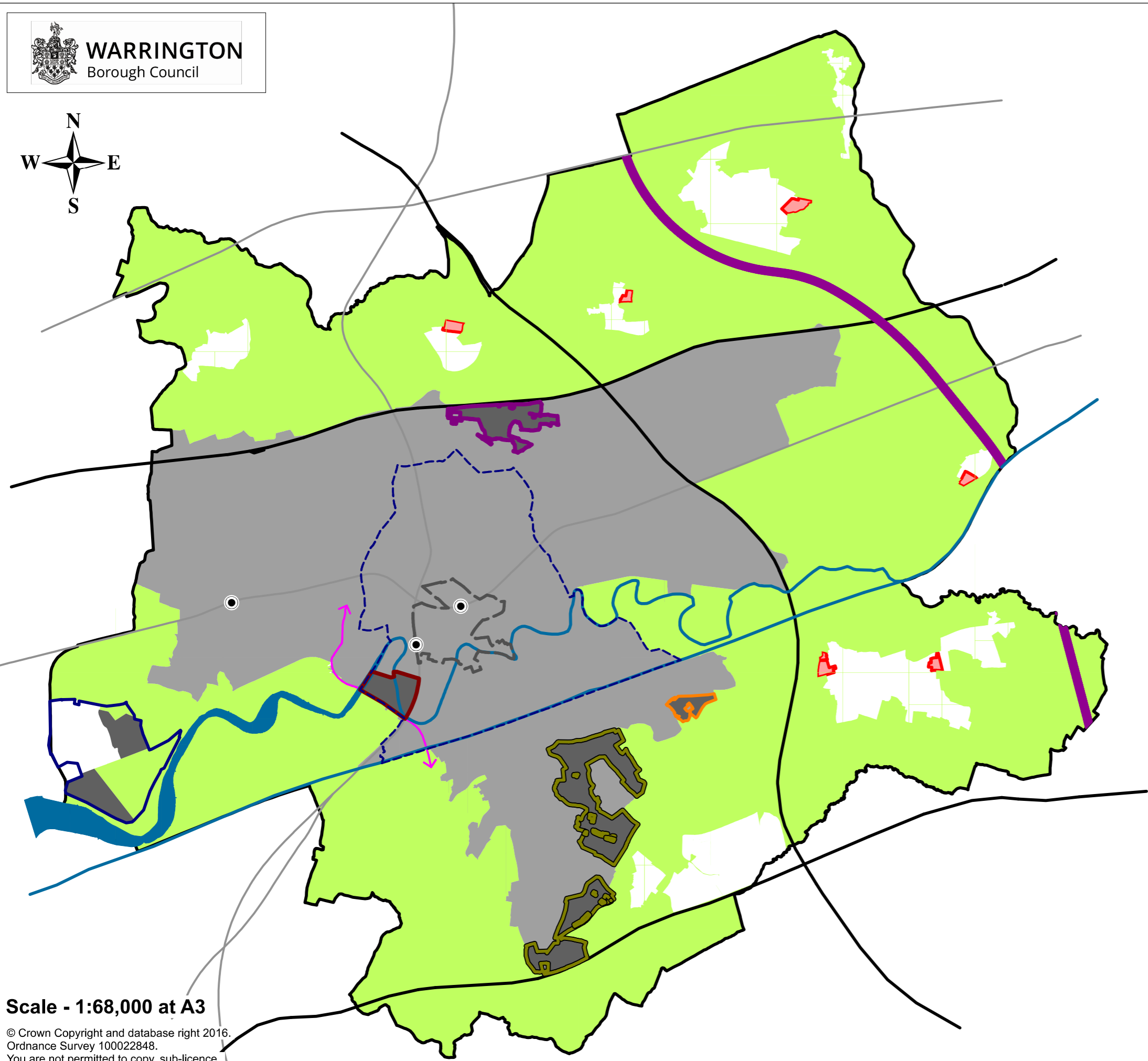
Small Sites

Site Status	SHLAA Ref	Site Name	Site Address	Owner Information	Ward Name	Residual 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	Forecast (2021-2036)	Total	LPR Spatial Area
AV	1245	The Corner Hse	98 Sandy Lane, Orford, WA2 9HX		Orford	16				16		16						0						0								Full Planning (2019/35479) approved 14/06/2021. Commencement and completion likely in the deliverable 0-5 year period assuming 1.5 year lead in time to reflect full planning permission, with additional year for completions occurring in a single year owing to the nature of the development (ie. apartment block). Density based on approved planning application.	16	16	Inner Warrington
n/a	1422	31/35 Winwick Street	Warrington, WA1 7TT		Bewsey & Whitecross	26						0			26			26						0								Full Planning (2021/39444) currently undetermined. Commencement and completion in the developable 6-10 year period assuming land availability by 2026, with 1.5 year lead in time to reflect full planning permission with completions occurring in a single year owing to likely nature of the development (ie. apartments). Assured 12 month construction period. Density based on submitted planning application.	26	26	Town Centre
UC	1703	248/250 Manchester Road	Warrington, WA1 3QE	Torus	Fairfield & Howley	30	30					30						0						0								Full Planning (2020/37849) approved 15/06/2021. 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.	30	30	Inner Warrington
	1736	224/228 Wilderspool Causeway	Warrington, WA4 6QF	River side Estates (NW) Ltd	Latchford West	30						0			30			30						0								Full Planning (2020/37681) currently undetermined. Commencement in the developable 6-10 year period with completion of a single block envisaged towards the end of this period (2.5 year lead in, plus additional year for construction). Density based on submitted planning application.	30	30	Inner Warrington
AV	1758	Land at jtn of Wilson Patten St/Winmarleigh St	Wilson Patten St/Winmarleigh St, WA1 1LE		Bewsey & Whitecross	76						0		76				76						0								Full Planning (2021/39384), DMC resolution to grant planning permission subject S106 (31/05/2022). 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 approved planning application.	76	76	Town Centre

Small Sites – Longer Term

Site Status	SHLAA Ref	Site Name	Site Address	Owner Information	Ward Name	Residual 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	Forecast (2021-2036)	Total	LPR Spatial Area
	1719	Better Bathrooms (Formerly Furnish with Flair)	350 Wilderspool Causeway, Warrington, WA4 6QP		Latchford West	25						0						0				10	15	25						0		25	25	Town Centre	
	1725	Land adjacent Magistrates Court	Winmarleigh Street, Warrington, WA1 1NB		Bewsey & Whitecross	14						0						0			14		14						0		14	14	Town Centre		
	1785	Car Wash SUDS	Church Street, Warrington, WA1 2SY		Bewsey & Whitecross	12						0						0				12		12						0		12	12	Town Centre	





2465	Crosfield Street Petrol Filling Station	Crosfield Street, Warrington, WA1 1UD107 Sankey Street, WA1 1NN	Bewsey & Whitecross	19	0	19	19	0	0	Previous interest for residential development. Site is within a wider area (the Warrington Waterfront) being specifically promoted for redevelopment by the Council. It is likely that redevelopment opportunities will be promoted and the site confirmed as available, in the medium to longer term. Commencement and completion in the developable 6-10 year period, assuming 2.5 year lead in time to reflect need to secure planning permission with additional year added for construction of single apartment block. Completions in a single year owing to likely delivery of apartment scheme. Density based on previous planning application.	19	19	Town Centre
2468	Warrington Car Wash and Car Sales	Winwick Street/Buckley Street, Warrington, WA2 7PA	Bewsey & Whitecross	12	0	0	12	12	0	Site is within a wider area being specifically promoted for redevelopment by the Council. The site is being promoted through the Stadium Quarter Master Plan primarily on the basis that it constitutes a prominent site on a key node and busy gateway, which is currently under utilised through the existing uses. Therefore, it is likely that redevelopment opportunities will be promoted and the site confirmed as available, in the medium to longer term. Commencement and completion in the developable 11-15 year period, assuming 2.5 year 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 High Density (130dpa) to reflect location and scale of adjacent development.	12	12	Town Centre
2906	Warrington Baptist Church	107 Sankey Street, WA1 1NN	Bewsey & Whitecross	18	0	18	18	0	0	Whilst site has an extant planning consent (2020/38419) and has been cleared in preparation for development it is currently being used for an unauthorised surface car park. Therefore, it is acknowledged that there is likely to be a delay in this site coming forward. Commencement and completion in the developable 6-10 year period, assuming 2.5 year lead in time to reflect possibility of need to secure new planning permission with additional year added for construction of single apartment block. Completions in a single year owing to likely delivery of apartment scheme. Density based on approved planning application.	18	18	Inner Warrington
3049	Raddon Court	Lower Wash Lane, Latchford, WA4 1PL	Latchford East	24	0	24	24	0	0	The site had planning permission for residential development previously (2016/27880) which has expired. Whilst the landowners current intentions are unknown, the site is in a highly desirable location and there has been recent interest in the site. There has been one application for non-material amendments to original permission (2020/36559) and a prior approval application to removal and replacement 3 no. new antennas (2021/39798). Therefore, it is considered likely that the site will become available in the future (medium term). Commencement and completion likely in the developable 6-10 year period (2.5 year lead in applied from start of period) and 12 months for conversion. Density based on previously approved scheme.	24	24	Inner Warrington
3651	Former Packet House PH	Bridge Street, Warrington, WA1 2RU	Fairfield & Howley	50	0	50	50	0	0	Site is in single ownership, contains largely vacant buildings and is being promoted by the landowner through the Council's pre-application service. Hence, it is considered that the site will become available in the medium term. 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 18 months for construction. Density based on Town Centre Highest Density (275dpa) to reflect Town Centre SPD.	50	50	Inner Warrington



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