

Warrington Local Plan Examination

Hearing Session Note

Matter 4 - Agenda Item 3 (Other factors –
affordable housing need)

Up to date figures of completions and
permissions/commitments in relation to
affordable housing

16th September 2022

Introduction

1.1 This note has been prepared to address the request from the Inspectors, raised in respect of Matter 4, agenda item 3, for up to date figures of completions and permissions/commitments in relation to affordable housing.

2. Submitted material

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

- Table 1 – Provides an updated table to that provided in the Council's Matter Statement M9.01 (Qu.5) to include the affordable housing completions for the monitoring period 2021/2022;
- Table 2 – Provides details of the planning consents with affordable housing commitments. It shows the number of units that have been built and the residual supply that has still to be delivered;
- Table 3 – Provides details of planning permissions where financial contributions have been have been paid in lieu of on-site provision and the residual balance that has not yet been committed to specific schemes.

Table 1. Affordable Homes Complete 2004-21

Year	Total Housing Completions (Net)	Affordable Housing Completions
04/05	1065	43
05/06	1269	125
06/07	1362	132
07/08	1565	323
08/09	633	141
09/10	388	133
10/11	527	291
11/12	600	187
12/13	647	227
13/14	693	202
14/15	687	101
15/16	595	162
16/17	513	72
17/18	359	86
18/19	503	112
19/20	541	131
20/21	573	100
21/22	684	75
Total	13,204	2,643

Table 2. Permissions With Outstanding Affordable Units To Be Built

Planning Application	Site Name	Affordable Approved	Site Status NS/UC *	To Buy Approved	To Buy Completed	To Rent Approved	To Rent Completed	Total Built	Residual
2015/26469	Omega (Res) 1-3	88	UC	88	40	0	0	40	48
2016/28492	Peel Hall	360	NS	180	0	180	0	0	360
2017/29929	Grappenhall Heys	118	UC	59	8	59	9	17	101
2017/29930	Appleton Cross	111	UC	56	0	55	0	0	111
2019/35549	Broomfields	51	UC	0	0	51(over 55s)	0	0	51
2019/35711	Centre Park	105	UC	105	0	0	0	0	105
2019/35964	Richmond Street	41	UC	0		41	0	0	41
2019/36241	Omega phase 4-7	146	NS	102	0	44	0	0	146
2019/36256	Bank House	8	NS	4	0	4	0	0	8
2020/36579	Foxwood School	21	UC	0	0	21	13	13	8
2020/36657	Museum Street	3	NS	0	0	3	0	0	3
2020/37439	Penketh Business Park	4	NS	0	0	4	0	0	4
2020/36798	Sycamore School	28	UC	0	0	28	5	5	23
2020/37849	Manchester Road	30	NS	0	0	30	0	0	30
2020/37959	Stanley Street	8	NS	4	0	4	0	0	8
2020/38419	Sankey Street	18	NS	0	0	18	0	0	18
2021/39378	Sportsman Arms	16	NS	0	0	16	0	0	16
2022/41807	Palmyra Square	23	NS	0	0	23	0	0	23
A02/46451	Oldfield Road, Lymm	3	NS	3	0	0	0	0	3
Total		1182		601	48	581	27	75	1107

*NS = Not Started UC = Under Construction

Table 3. Payments Received For Affordable Housing In Lieu Of On-Site Provision 2011/2022 (Funding For Affordable Homes Projects)

Application Ref	Amount £ in s106	Payments Made + indexing* £
2011/18949	1,995,760	1,995,760
2011/19312	1,000,000	1,000,000
2012/20047	120,000	120,000
2012/20199	135,000	135,000
2012/20594	45,000	45,000
2012/20626	80,000	80,000
2012/20808	180,000	180,000
2013/22322	1,250,000	1,275,000
2013/22491	103,000	107,870
2014/23334	150,000	150,000
2014/24978	75,000	88,122
2013/22322	1,275,000	1,275,000
2013/22398	90,000	£90,000
2013/22491	52,500	£52,500
2014/23334	150,000	150,000
2016/27809	405,000	405,000
2016/38534	12,298.00	13,550.36
2016/27452	25,510	25,510
2017/30782	70,530	76,095.87
2017/31102	78,782.00	86,926.61
2017/31426	300,762.00	300,762.00
A02/45573	175,000	175,000
Total		7,827,097

*indexed amounts added as per s106 requirements.

Balance remaining of uncommitted resources April 2022 = £2,623,266

Amount committed to specific projects at December 2021= £463,350

Outstanding amount for off-site affordable provision not yet received up to £236,376 (2016/28521 Land at Lymm Rugby Club)