

# Warrington Local Plan Examination

## Hearing Session Note

### Action 39 and 40

Matter 8 - Figures for past net completions on SHLAA sites under 0.25ha and suggested amended total figures for small site allowance to avoid any double counting

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19th October 2022



## 1 Introduction

- 1.1 The Inspectors have asked the Council to provide figures for past net completions on SHLAA sites under 0.25ha (Action 39) and to provide data on past net completions on SHLAA sites under 0.25ha on sites >5 units and suggest amended total figures for small site allowance to avoid any double counting (Action 40).
- 1.2 This note provides the Council's response as requested. It should be read in conjunction with the Note relating to Actions 38 and 44.

## 2 Information Provided

- 2.1 Further to the request outlined above, the table below provides details for the last fifteen years of:
- the past net completions on SHLAA sites under 0.25ha; and
  - the past net completions on SHLAA sites under 0.25ha on sites >5 units.
- 2.2 Fifteen years data is provided because this is the extent of historical data available for small sites.

Historical Completion Data from Small Sites (Below 0.25ha)							
Year	Total completions	Completions on Small Sites (below 0.25ha)	No. of sites	No. sites with > 5 units	No. of units Range	Distribution	No. of units from sites >5 units
2007/2008	1565	111	33	2	26-38	26/38	64
2008/2009	633	73	33	4	5-18	5/6/6/18	35
2009/2010	388	57	20	3	5-16	5/10/16	31
2010/2011	527	42	22	1	7	7	7
2011/2012	600	57	15	3	7-20	7/12/20	39
2012/2013	647	58	25	4	6-8	6/6/7/8	27
2013/2014	693	116	37	3	10-23	10/18/23	51
2014/2015	687	55	26	3	6-17	6/7/17	30
2015/2016	595	76	33	3	7-21	7/8/21	36
2016/2017	492	108	37	6	6-16	6/8/10/11/15/16	66
2017/2018	359	114	32	3	8-26	8/13/26	47
2018/2019	503	82	43	2	6-10	6/10	16
2019/2020	541	114	48	5	5-17	6/8/8/10/17	49
2020/2021	573	131	30	8	6-31	6/6/6/7/10/12/22/31	100
2021/2022	684	121	34	7	6-14	6/7/8/8/8/10/14	61

### 3 Analysis

- 3.1 The number of small sites delivering more than 5 units, whilst varying from year to year, has consistently been a relatively small proportion of the total number of small sites.
- 3.2 Whilst, those sites delivering more than 5 units have generally only delivered a small amount above 5 units (ie. less than 10 units) there have been a small number of small sites in most years that have delivered more than this. Generally, this has been in the region of 20 units but in two cases over 30 units (ie. 31 and 38).
- 3.3 Therefore, in order to avoid any double counting of the additional small sites allowance in the forward supply (proposed in the hearing session) it is considered that there are two options:

#### Option 1

- 3.4 The small sites allowance assumes sites of less than 0.25ha will generally deliver no more than 5 units. Therefore, 5 units per site could be discounted from each of the sites identified in Tables 1 and 2 of Document CD13a.
- 3.5 This would mean a figure of 95 units ( $5 \times 19 = 95$ ) being removed from the additional small sites >5units total of 572 units, to give a revised figure of **477** in the overall trajectory that includes the additional small sites >5 units.
- 3.6 This would result in a revised overall housing supply for the Plan period of  $16977 - 95 = \mathbf{16,882}$ .

#### Option 2

- 3.7 The analysis of the historical trend data indicates that the vast majority of small sites that have delivered >5 units have not delivered more than 30 units. Therefore, those sites that are expected to deliver 30 units or less could be discounted from the sites identified in Tables 1 and 2 of Document CD13a.
- 3.8 This would mean a figure of 288 units ( $16 + 26 + 30 + 30 + 23 + 18 + 21 + 14 + 19 + 12 + 18 + 25 + 12 + 24 = 288$ ) being removed from the additional small sites >5 units total of 572 units, to give a revised figure of **284** in the overall trajectory that includes the additional small sites >5 units.
- 3.9 This would result in a revised overall housing supply for the Plan period of  $16977 - 288 = \mathbf{16,689}$ .

### 4 Conclusions

- 4.1 Whilst, Option 1 would have less of an impact on the overall level of housing supply than Option 2, neither option would significantly impact on the overall level of supply.

- 4.2 The analysis of the forward supply in (Tables 1 and 2) indicates that the level that the small sites allowance has been set at (ie. 81dpa), is a cautious estimate of the likely delivery from small sites less than 0.25ha. As indicated in the Hearing Session, in respect of Matter 8, the ten year average for the small sites allowance has steadily risen since the 81dpa figure was set in the UPSVLP 2021 (SP1), to 90dpa in 2021 and 97dpa in 2022. The number of sites in the Town Centre and Inner Warrington (Table 1) that now have planning permission for significantly more than 30 units suggests that this trend is set to continue.
- 4.3 Hence, even if it is considered that the contribution to the housing supply from small sites is likely to fall off towards the end of the Plan period, the short to medium term delivery from small sites is likely to significantly exceed the 81dpa Small Sites Allowance figure used in the Council's Housing Trajectory.
- 4.4 Therefore, the overall figure from small sites (ie. 1,483 units) should be maintained in the overall housing trajectory as a minimum.