

# Warrington Local Plan Examination

## Hearing Session Note Actions 38 and 44

Matter 8 - Revised 5yr housing land supply calculations (circulated in Hearing Session) and revised version of Doc CD13a with correct figures and totals for the detailed tables following the trajectory summary

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17th October 2022



## 1 Introduction

The Inspectors have asked the Council to:

- Provide a copy of the 5 year housing land supply calculations that were circulated in the Hearing Session (Action 38).
- Produce a revised version of Document CD13a to with correct figures as necessary and totals for the detailed tables following the trajectory summary (Action 44).

This note provides the Council's response as requested.

## 1 Information Provided

2.1 Further to Action 38 outlined above a copy of the 5 year housing land supply calculations that were circulated in the Hearing Session is presented below:

2.2 It should be noted that this contains a correction to take account of the removal of site 3607 (6A Holcroft Lane, Culcheth), which is a small site that was included in error. This has meant that the Deliverable Supply of Homes has reduced by 1 from what was reported in the hearing session.

<b>5 Year Supply (as of 1<sup>st</sup> April 2022)</b>			
		<b>2022 base need (NOT including additional small sites &gt;5 units)</b>	<b>2022 base need (Including additional small sites &gt;5 units)</b>
Five Year Requirement	4 Years at 678 (Years 2022/23 to 2025/26)	2,712	2,712
	1 Year at 870 (Year 2026/27)	870	870
Surplus from 2021/22		6	6
Total basic requirement	Five Year Requirement - surplus in delivery 2021/22	3,576	3,576
20% buffer	As required by NPPF paragraph 74 in areas with significant under delivery over the past 3 years.	715	715
Total housing requirement	Total basic requirement + 20% buffer	4,291	4,291

5 Year Supply (as of 1 <sup>st</sup> April 2022)			
Deliverable supply of homes	(A) 1034+899+759+1115+ 017 (B) 1085+938+816+1234+1017	<b>(A) 4,824</b>	<b>(B) 5,090</b>
Annual requirement including buffer	<u>Total housing requirement</u> 5	858	858
Number of years supply	<u>Deliverable supply of homes</u>	<u>4,824</u>	<u>5,090</u>
	Annual requirement (inc buffer)	858	858
		<b>5.62yrs</b>	<b>5.93yrs</b>

2.3 Further to Action 44 outlined above an updated version of Document CD13a is attached that contains the following amendments:

- Updated Housing Trajectory containing a revised figure for the year 2023/24 for the “Other” category. This figure has reduced by 1 (from 15 to 14) to remove site 3607 (6A Holcroft Lane, Culcheth), which is a small site; a revised figure of for the year 2036/37 for the “Small Sites - Longer Term” category. This figure has reduced by 63 (from 63 to 0) as it was included in error. These two changes are outlined in **red boxes**.
- These changes have resulted in consequential changes to the totals in various parts of the trajectory table and have been highlighted in **yellow** to enable them to be easily identified.
- These amendments have resulted in revised Updated Housing Trajectory of 16,405 or 16,977 for the additional Small Sites >5 units.

2.4 In addition:

- the components of the 5 Year Supply (taking 2022/23 as the base year) have been outlined in **red boxes** for both the total supply and the total supply (including the additional Small Sites > 5 units).
- the totals have been added to the detailed tables for each category.
- the planning status of each site has been added in the first column, where relevant.

### 3 Additional information

3.1 The inclusion of the planning status information in the revised Housing Trajectory tables has enabled an amended table to be produced that provides a revised breakdown of the 5 Year Housing Supply, taking 2022/23 as the base year (by each

source of supply). The **RED** text indicates where numbers have been amended or added:

Source	Source – Sub category	5yr Capacity (2022/23 to 2026/27)	Total	
			NOT Including ASS>5units	Including additional Small Sites > 5 units
SHLAA Sites	Under Construction	2,212	3,116	3,116
	Outline Planning Permission	635		
	Full Planning Permission	221		
	None Consented	48		
Small Sites Allowance	5 x 81	405	405	405
Allocated Sites Main Development Areas	Warrington Waterfront (MD1)	0	693	693
	SEWUE (MD2)	270		
	Fiddlers Ferry (MD3)	105		
	Peel Hall (MD4)	180		
	Thelwall Heys (MD5)	138		
Allocated Sites Outlying Settlements	Croft (OS1)	75	610	610
	Culcheth (OS2)	137		
	Hollins Green (OS3)	87		
	Lymm – Pool Ln (OS4)	137		
	Lymm - Rushgreen Rd (OS5)	87		
	Winwick (OS6)	87		
	Additional Small Sites > 5 units	266	n/a	266
<b>Total</b>			<b>4,824</b>	<b>5,090</b>



**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
<b>Total</b>							<b>398</b>

AV = Site has planning permission is available

UC = Under Construction





# Housing Trajectory

	Years 1-5					Years 6-10					Years 11-15					Years 16-18			PLAN PERIOD TOTALS
	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	
<b>Town Centre</b>																			
SHLAA (Sites 0.25Ha and above)	0	152	362	55	255	50	198	132	1028	723	13	87	0	82	145	46	0	0	<b>3328</b>
<b>Inner Warrington</b>																			
SHLAA (Sites 0.25Ha and above)	126	129	137	166	102	48	18	0	208	196	74	55	46	146	35	22	0	0	<b>1508</b>
<b>Wider Urban Area (Suburbs)</b>																			
SHLAA (Sites 0.25Ha and above)	253	461	149	160	131	127	56	55	166	190	105	55	28	12	11	0	0	0	<b>1959</b>
<b>Peel Hall (Policy MD4)</b>																			
SHLAA Ref: 1506	0	0	0	0	60	120	120	120	120	120	120	120	120	120	60	0	0	0	<b>1200</b>
<b>Waterfront (Policy MD1)</b>																			
SHLAA Ref: 1541 (Parcel K7)	0	0	0	0	0	0	0	0	0	0	0	20	40	40	40	40	40	40	<b>260</b>
SHLAA Ref: 1633 (Parcel K5)	0	0	0	0	0	0	0	0	40	80	80	80	80	80	80	80	80	50	<b>730</b>
<b>Fiddlers Ferry Power Stn (Policy MD3)</b>																			
Northern Parcel (GB Release)	0	0	0	0	35	70	70	70	70	70	60	60	60	60	60	60	60	55	<b>860</b>
Southern Parcel (GB Release)	0	0	0	0	0	0	0	0	0	0	30	60	60	60	60	60	60	60	<b>450</b>
<b>SEWUE (Policy MD2)</b>																			
Option 2 (GB Release)	0	0	0	0	90	180	180	180	180	180	180	180	180	180	180	180	180	180	<b>2430</b>
SHLAA Sites (HE consented)	147	184	142	98	48	48	48	48	24	0	0	0	0	0	0	0	0	0	<b>787</b>
<b>Top-up Site (Policy MD5)</b>																			
Thelwall Heys (GB Release)	0	0	0	28	55	55	55	55	55	7	0	0	0	0	0	0	0	0	<b>310</b>
<b>Settlements (Policies OS1 to OS6)</b>																			
Croft (GB Release)	0	0	0	17	35	23	0	0	0	0	0	0	0	0	0	0	0	0	<b>75</b>
Culcheth (GB Release)	0	0	0	27	55	55	55	8	0	0	0	0	0	0	0	0	0	0	<b>200</b>
Hollins Green (GB Release)	0	0	0	17	35	35	3	0	0	0	0	0	0	0	0	0	0	0	<b>90</b>
Lymm - Warrington Rd (GB Release)	0	0	0	27	55	55	33	0	0	0	0	0	0	0	0	0	0	0	<b>170</b>
Lymm - Rushgreen Rd (GB Release)	0	0	0	17	35	35	35	14	0	0	0	0	0	0	0	0	0	0	<b>136</b>
Winwick (GB Release)	0	0	0	17	35	35	35	8	0	0	0	0	0	0	0	0	0	0	<b>130</b>
SHLAA (Sites 0.25Ha and above)	5	5	14	0	4	0	10	0	22	20	13	0	0	4	0	0	0	0	<b>97</b>

<b>Other</b>																				
SHLAA (Sites 0.25Ha and above)	47	22	14	49	4	0	0	0	46	11	0	7	2	0	0	0	0	0	202	
<b>Small Sites Allowance</b>																				
SHLAA (Sites under 0.25Ha)	106	81	81	81	81	81	81	81	81	81	81	81	81	81	81	81	81	81	1483	
<b>TOTAL (Urban Capacity + GB Release)</b>	684	1034	899	759	1115	1017	997	771	2040	1678	756	805	697	865	752	569	501	466	16405	
<b>Total (5 Years)</b>	4491					6503					3875					1536				
<b>Average</b>	898					1301					775					512				

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

<b>Urban Capacity</b>																					
Total (Year)	684	1034	899	609	685	474	531	436	1735	1421	486	505	397	565	452	269	201	171	11554		
<b>Total (5 Years)</b>	3911					4597					2405					641					11554

Note: This figure has reduced by 1 (from 15 to 14) due to site 3607 (6a Holcroft Lane, Culcheth), being removed.

Note: 5 Year Supply (taking 2022/23 as the base year) = 4,824

<b>Urban Capacity (including additional Small Sites &gt; 5 units)</b>																					
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	0	0	0	174		
<b>Total (5 Years)</b>	266					243					63					0					572
Total (Year)	684	1085	938	666	804	474	607	436	1883	1440	486	505	411	599	467	269	201	171	12126		
<b>Total (5 Years)</b>	4177					4840					2468					641					12126
<b>Total (Urban Capacity + GB Release)</b>																					
Total (Year)	684	1085	938	816	1234	1017	1073	771	2188	1697	756	805	711	899	767	569	501	466	16977		
<b>Total (5 Years)</b>	4757					6746					3938					1536					16977

Note: 5 Year Supply (taking 2022/23 as the base year) = 5,090

Note: This figure has reduced by 63 (from 63 to 0) as it was included in error.

Town Centre																														
Planning Status	SHLAA Ref	Site Name	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	Developable 2036 - 2039	2039+	Forecast Source / Comments	Total
UC	1029	Land at John St/Winwick Street, 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
Not Consented	1401	Land at Winwick Street, Tanners Lane, Dallam Lane, 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
Not Consented	1710	Dalton Bank Council Depot, Manchester Road, 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
Not Consented	1723	Land at Hopwood Street, off Manchester Road, WA1 2PH	Warrington Borough Council	Fairfield & Howley	20.7						0			10	11	21							0				0	0		21

UC	1746	Site of former Kwik Save (Skate Academy), Academy Way / Buttermarket Street, WA1 2NP	Torus	Bewsey & Whitecross	144	144					144									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 May 2022 based on developer information (includes 3 month delay for COVID and further delays for delivery of materials). Density based on approved planning application. Site is now complete - Sept 2022	144	
Outline	1752	Former Wilderspool Stadium, Priory Street, WA4 6YP	Wire Regeneration Ltd	Latchford West	160				55	55	110	50									0	0	DMC resolution to grant permission subject to S106. Site is wholly owned by WIRE Regeneration, a JV partnership with Warrington Borough Council. The site will be brought forward by WIRE Regeneration in partnership with WBC within the next 24 months and deliver 160 units as stated. The site has a current planning permission which following agreed method of disposal will be capable of being finalised with the signing of S106 Agreement. The site is therefore considered to be deliverable within the timescale proposed (0-5 Years). 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
Not Consented	1753	Land at the rear of St. James Court, Off Wilderspool Causeway, WA4 6PS		Latchford West	38.25						0		20	18	38						0	0	The site forms part of the Southern Gateway Town Centre Masterplanning area. It is likely to be redeveloped in association with Site Ref: 3568 once the Council Bus Depot has been re-located. Hence, the site will be available for re-development in the medium term (6-10 years). 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 2026. Density based on Suburban area Higher Density 50dph (as opposed to TC 275dph) to reflect likely mixed use scheme.	38
Not Consented	1755	Garven Place Clinic, Legh Street, WA1 1UQ	Warrington Borough Council	Bewsey & Whitecross	16.8						0		17	17							0	0	The site is owned by WBC and forms part of the Gaven Place Town Centre Masterplanning area. It is likely to be marketed for development in the short term. Hence, the site will be available for re-development in the medium term (6-10 years). 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 2026. Density based on standard SHLAA density for suburban area to reflect sensitive heritage location.	17
Not Consented	1809	Europcar, 55-57 Knutsford, Latchford, WA4 1AB		Latchford West	25						0				25	25					0	0	Site is not currently available and realistically is unlikely to be brought forward until included within a wider development site following a land assembly programme. The site is within the Southern Gateway Masterplanning area for which the Council has longer term regeneration aspirations. Suitability of the site for housing aided by the sites proximity to the Town Centre and Stockton Heath. Hence, the site is considered to be developable in the longer term (11-15 year period) in accordance with the definition in the NPPF. 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 2031). Density based on Inner Warrington High Density discounted to reflect presence of mature trees and likely mixed use.	25
Not Consented	2478	General Street Metal Works, WA1 2TE		Fairfield & Howley	44.2						0				44	44					0	0	Site is being promoted through the Town Centre Master Plan and the emerging Local Plan primarily through recognition that the site is currently part of an expanse of land which is under-used. Re-development could therefore make more efficient use of this site on the edge of the Town Centre. Other schemes have come forward in vicinity in recent past. Therefore, the site is considered to be developable in the longer term (11-15 year period). Commencement in mid developable (11-15 year) period assuming 2.5 year lead in time from 2031 (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

Not Consented	2480	Former K&N Works, Lythgoes Lane, WA2 7XE		Bewsey & Whitecross	41.6																0															42	42			0	0	Site not currently promoted but has been in the past. Site is within a wider area (the Stadium Quarter) being specifically promoted for redevelopment by the Council on the basis that it is a prominent site on a busy gateway. The site is largely open, containing few buildings and is being used for a low key use. Therefore, it is likely that redevelopment opportunities will be supported. Nearby developments have proved successful in the past and there is developer interest in this area, particularly given location on the edge of the Town Centre and on the back of ambitious Council led initiatives in this locality. Therefore, the site is considered to be developable in the longer term (11-15 year period). Commencement in mid developable 11-15 year period assuming 2.5 year lead in time from 2031 (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															
Not Consented	2481	Land enclosed by Hopwood Street, School Brow and Crossley Street, WA1 2TA		Fairfield & Howley	108.81																																			109	109			0	0	The site owners indicated in 2018 that the site was available for redevelopment. The agent's (Rapeleys LLP) confirmed in June 2020 that the site is still available and requested that it be retained in the Council's Brownfield Register. The site is being promoted for mixed use development comprising: Residential units (as flats) within a 4-5 storey building; and retail or related development at ground floor level. The site capacity has been based on the Council's Inner Warrington Higher Density of 130dph. Commencement in mid developable (6-10 year) period assuming 2.5 year lead in time from 2027 (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 mixed use apartment led scheme. Density based on Inner Warrington High Density.	109											
Not Consented	2482	Wharf Industrial Estate, Wharf Street	Warrington Borough Council	Fairfield & Howley	127.575																																							27	55	82	46			46	0	The site is being promoted through the Southern Gateway Master Plan for residential led development at present. A significant portion of the site is in WBC ownership. Whilst, most of the units are currently occupied, the majority of the tenants are on short term leases, the longest lease being until 2024. Therefore, the site is considered to be available in the longer term (11-15 years). Commencement 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 (35dph).	128					
Not Consented	2672a	Former Mr Smiths Site, Wilson Patten Street, WA1 1HN	Warrington Borough Council	Bewsey & Whitecross	198																																											198	198			0	0	Site is currently owned by Torus with the express intention of developing for residential occupation. Torus have confirmed that the site will be brought forward in conjunction with the Civils and Lintels site, due to difficulties with access. The site is within a wider area (Bank Quay Gateway) being specifically promoted for redevelopment by the Council. The site is being promoted through the Town Centre Master Plan. Therefore, it is considered to be available and it is likely that it will be developed in the medium term (6-10) in accordance with the definition in the NPPF. 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 2025. Density based on Town Centre High Density.	198			
Not Consented	2672b	Railway Sidings/Depot, Wilson Patten Street, WA1 1PR		Bewsey & Whitecross	86.625																																														87	87			0	0	The current environment for this site is not conducive to residential development, but as part of the delivery of the adjacent sites; Mr Smiths, GO outdoors and Civils and Lintels as part of the Bank Quay Gateway the environment would change dramatically and make the site quite suitable for residential development. The site is not currently available but it is anticipated that the site will be available following the developments for new station infrastructure at Bank Quay. 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 2030. Density based on Town Centre High Density.	87

Not Consented	2672c	Warrington Civils & Lintels, Wilson Patten Street, WA1 1HN		Bewsey & Whitecross	132.21						0		132							0			0	0	The site is currently used as a stock yard for Build Base trading as Civils & Lintels. Following a number of conversations with Civils & Lintels it has become clear that the site is difficult to operate as a stock yard as the majority of the traffic is incoming and outgoing goods by lorry. Lorry movements are difficult in that area as Wilson Patten Street is narrow and heavily used and Bridgefoot roundabout is also very busy. The preferred site for operations would be further out of town, near to less congested roads. A site for relocation has been identified, within the ownership of Warrington Borough Council. Therefore, a willing move to the new site is anticipated, freeing this site for redevelopment. 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 2026. Density based on Inner Warrington High Density.	132
Not Consented	2672d	Go Outdoors, Wilson Patten Street, WA1 1PS		Bewsey & Whitecross	102.96						0		103							0			0	0	The site is being actively marketed for acquisition and will be delivered in conjunction with the proposals for the development of the Bank Quay station and its surrounding area. The proposals are being brought forward with the LEP and Homes England. 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 2027. Density based on Inner Warrington High Density.	103
Outline	2673a/b/c	New Town House/land at Scotland Road/land at Orford Rd (Cockhedge Shopping Centre), WA1 2NH	Warrington Borough Council	Bewsey & Whitecross	900					200	200		700							0			0	0	The site had a DMC resolution on 25/08/2022 to grant Outline Planning (2022/41003) subject to the S106 Agreement being signed. The site is partly owned by WBC (NTH). NTH is currently in the process of being demolished. This is expected to be complete by mid-2023. The Outline Planning Application seeks to deliver all units within 7 years in conjunction with the partial site of Cockhedge Retail Park by 2029. It is anticipated that the development on NTH will be complete within 4 years. Therefore, the whole site is considered to be developable in the medium term (6-10 year period) in accordance with the definition in the NPPF. Commencement in the deliverable 0-5 year period with completions occurring in a phased manner. Density based on approved planning application.	900
Not Consented	3568	Warrington Borough Transport Depot, Wilderspool Causeway, WA4 6PT	Warrington Borough Council	Bewsey & Whitecross	153						0		153							0			0	0	The site forms part of the Southern Gateway Town Centre Masterplanning area. It is likely to be redeveloped in association with Site Ref: 1753 once the Council Bus Depot has been re-located. The current Bus Depot site will become available for redevelopment within 6 months. It is anticipated that the development will be multi-storey in line with the masterplan and aspirations of the Town Masterplan. It is therefore considered that the issues with its location can be overcome within a reasonable period of time and the units delivered within the time period. Hence, the site will be available for re-development in the medium term (6-10 years). 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 to reflect likely mixed use scheme.	153
Not Consented	3569	Bankside, Crosfield Street, WA1 1UP		Bewsey & Whitecross	8						0		8							0			0	0	Whilst the site has an existing established use for offices the occupancy levels are low. There has been a recent trend of office to residential conversions through the expanded permitted development rights in the town centre. The site therefore constitutes a clear development opportunity and as such is considered available in the medium term (6-10 years). 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

Not Consented	3570	Warrington Police Stn, Arpley Street, WA1 1LQ	Cheshire Constabulary	Bewsey & Whitecross	10						0								10		10			0	0	Whilst the site has an existing established use as a Police Station, the premises is not considered fit for purpose and Cheshire Constabulary are looking to consolidate their operations on a new single site within the town centre. The site therefore constitutes a clear development opportunity and as such is considered available. Site is within a wider area being specifically promoted for redevelopment by the Council. Therefore, the site is considered to be developable in the longer term (11-15 year period) in accordance with the definition in the NPPF. 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		
Not Consented	3571	Charles Stewart House, Museum Street, WA1 1NE	Cheshire Constabulary	Bewsey & Whitecross	24						0								20	4	24			0	0		24		
UC	3634	7 Bold Street, WA1 1DN		Bewsey & Whitecross	8		8				8										0			0	0	Full Planning (2020/37500). 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.	8		
						0	152	362	55	255	824	50	198	132	1028	723	2131	13	87	0	82	145	327	46	0	0	46	Total	3328



Inner Warrington																														
Planning Status	SHLAA Ref	Site Name	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	Developable 2036 - 2039	2039+	Forecast Source / Comments	Total
Not Consented	1041	Harry Fairclough, Howley Lane, 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
UC	1090	Beers Building Co, Station Road, Latchford, WA4 2AD	M & A Beer (Kings Dock Developments) C/o Agent	Latchford East	189	126	63				189						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.	189
Full Permission	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
UC	1108	Edwards Cheshire, Navigation Street, WA1 2EL	Watkin Jones & Son Ltd & Mr R Walsh C/O Agent	Fairfield & Howley	66						0						0											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
Not Consented	1543	Knutsford Road, Knutsford Road, Latchford, WA4 1PL		Latchford East	55						0						0		35	21							0	56	Both the immediate and wider area continues to be regenerated, aided by a significant investment in flood defence works in this locality. In addition, the site forms one of a cluster of adjoining sites which the Council have ownership interests in. As such it is likely that the site will be brought forward through land assembly scheme within the plan period. It is accepted that it is not immediately deliverable due to the need to overcome existing constraints. However, the location of the site, predominance of residential development nearby and level of vacancy within the site suggest that the site will likely be attractive to the housing market for redevelopment in the medium to longer term, particularly if brought forward in association with SHLAA sites: 1322 and 2129 (One of which is in the ownership of WBC and one of which has had planning permission previously for residential use – 2006/07576). The density/capacity for the site has taken	56





Not Consented	2463	Midland Way / Priestley Street Garage, WA1 1UE		Bewsey & Whitecross	20													0																					Site is being promoted through the Town Centre Master Plan in recognition that it is currently under-used in land use terms. Re-development would therefore make more efficient use of this prominent edge of Town Centre site. Nearby developments have proved successful in the past; and there is developer interest in this area, given edge of Town Centre location and Council led initiatives in this locality. Therefore, the site is considered to be developable in the longer term (11-15 year period) in accordance with the definition in the NPPF. 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 2031 with additional year added to reflect full build out rates as single block). Density based on standard SHLAA assumptions.	20
Not Consented	2633	Former Orford Farm, School Road, WA2 9BW		Orford	33														0																			There has been a consent on a the site that has expired (2014) and there have been recent pre-application discussions (Pre-apps PR2018/04143 and PRE/2020/04414). Therefore, is considered to be developable in the medium term (6-10 year period) in accordance with the definition in the NPPF. 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	
Not Consented	2676a	Scottish Power, Central Avenue, off Wilderspool Causeway, WA4 6QD	Scottish Power	Latchford West	92														0									35	35	70	22				22		The site is located in the Southern Gateway Masterplanning area, where the Council are promoting regeneration through a Joint Venture with Langtree. The site owners are actively looking to re-locate. There is strong developer interest in the area, particularly given location on the southern edge of the Town Centre; ongoing regeneration and proximity to public transport. Therefore, the site is considered to be developable in the longer term (11-15 year period) in accordance with the definition in the NPPF. Commencement of development in the developable 11-15 year period assuming 2.5 year lead in time to reflect need to secure planning permission and availability by 2031. Density based on standard SHLAA assumptions.	92		
Not Consented	2676b	Causeway Park, Central Avenue, off Wilderspool Causeway, WA4 6QS	Warrington Borough Council	Latchford West	94														0										35	35	70	24				0		The site is located in the Southern Gateway Masterplanning area, where the Council are promoting regeneration through a Joint Venture with Langtree. The site is within the ownership of the Council and all the properties are on short-term leases. There is strong developer interest in this area, particularly given location on the southern edge of the Town Centre; ongoing regeneration and proximity to public transport. Therefore, the site is considered to be developable in the medium term (6-10 year period) in accordance with the definition in the NPPF. 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 2026. Density based on standard SHLAA assumptions.	94	
Not Consented	2682b	Motor House, Orford Lane, WA2 7AZ		Orford	20														0																		The car showroom part of the site has become vacant and is being actively marketed as a development opportunity. Site is within a wider area (the Stadium Quarter) being specifically promoted for redevelopment by the Council. The site is being promoted through the Stadium Quarter Master Plan on the basis that it is under used at present. Therefore, it is considered that redevelopment opportunities will become available in the medium term. Commencement and completion in the developable 6-10 year period, assuming land availability by 2026, with 2.5 year lead in time). Density based on standard SHLAA assumptions.	20		
Not Consented	3474	Blackburn Arms PH, Orford Green, Warrington, WA2 8PL		Orford	23														0																			Although the site is now subject to an ACV designation; the premises is open again at the present time and a recent appeal has been dismissed, experience with other ACV sites suggest that the premises is unlikely to remain open in the longer term. Notwithstanding the a recent planning application (2019/35678) for residential development being refused and dismissed at appeal it is considered that the site is still likely to become available in the longer term; nearby developments have proved successful in the past and there is strong RP interest in this area. Commencement and completion in the developable 11-15 year period (2.5 years lead in time to reflect need to secure planning permission). The site capacity has been reduced to reflect comments in the Inspectors appeal Decision Notice regarding the character of the area and likely need to retain existing building. The density is now based on suburban high density, which would deliver a capacity of 23 units.	23	



**Wider Urban Area**

Planning Status	SHLAA Ref	Site Name	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	Developable 2036 - 2039	2039+	Forecast Source / Comments	Total
Full Permission	1509	South Western corner of Penketh Business Park, Off Cleveleys Rd, WA5 2SR		Great Sankey South	12				12		12						0						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
UC	1642	Bewsey Old Hall, Bewsey Farm Close		Chapelford & Old Hall	48				48		48						0						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
UC	1643	Former Police Training Centre, Off Greenway, WA1 3BG		Poulton South	34	11	34				45						0						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.	45
Not Consented	1647	Land off Mill Lane, Houghton Green, WA2 0SU	L2 Property Ltd	Poplars & Hulme	27					10	10	17					17						0				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
Full Permission	1724	Land to the rear of the Sportsman Pub, Warrington Road, WA5 2EN		Penketh & Cuerdley	6			6			6						0						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
UC	1760	Land at 3 Delenty Drive, WA3 6AN		Birchwood	10			10			10						0						0				0		Full Planning (2019/34700). Expires 17/10/2022. There has been an application (2020/36647) to discharge conditions. Completion expected early in the deliverable 0-5 year period. Build out of under construction units expected in 2023/24. Density based on approved planning application.	10
UC	1825a	Gemini 16, Carina Park		Westbrook	4	35	4				39						0						0				0		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.	39

C	2134b	Lingley Mere (Phase 2), Windermere House, Lingley Mere Business Park, Lingley Green Avenue, WA5 3LP	Bloor Homes Ltd	Great Sankey North & Whittle Hall	0	52																															Site is complete.	52
Outline	2135	Omega (Remainder), West Side of Burtonwood Road, WA5	Omega OWL	Great Sankey North & Whittle Hall	331				55	110	165	110	56																								Outline Planning (2015/26469). Consent implemented. 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.	331
C	2135a	Omega Zone 6 (Phase 1), Land Bounded by Lingley Green Avenue to the South and by, Sophia Drive to the East, (Phase 1 (Zone 6) Omega South)	Miller Homes Ltd	Great Sankey North & Whittle Hall	0	9					9																									Site is complete.	9	
UC	2135b	Omega Zone 6 (Phase 2A), Land Bounded by Lingley Green Avenue to the South and by, Sophia Drive to the East, (Phase 2A (Zone 6) Omega South)	Redrow Homes	Great Sankey North & Whittle Hall	7	47	7				54																									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.	54	
UC	2135c	Omega Zone 6 (Phase 2B), Land Bounded by Lingley Green Avenue to the South and by, Sophia Drive to the East, (Phase 2B (Zone 6) Omega South)	Redrow Homes	Great Sankey North & Whittle Hall	32	7	32				39																									Commencement and completion likely in the deliverable 0-5 year period. Build out of under construction units expected in 2022/23. Density based on approved planning application.	39	
UC	2135d	Omega Zone 6 (Phase 3A), Land Bounded by Stanhoe Drive to the South and by, Whittle Avenue to the East, (Phase 3A (Zone 6) Omega South)	Taylor Wimpey	Great Sankey North & Whittle Hall	116	46	55	55	6		162																									Commencement and completion likely in the deliverable 0-5 year period. Build out of under construction units expected in 2023/24. Build out of site expected 2024/25. Density based on approved planning application.	162	
UC	2135e	Castle Green (Phase 3B, Zone 6), Omega South	Castle Green Homes (previously MacBryde Homes)	Great Sankey North & Whittle Hall	130	15	55	55	20		145																									Commencement and completion likely in the deliverable 0-5 year period. Build out of under construction units expected in 2023/24. Build out of site expected 2024/25. Density based on approved planning application.	145	
UC	2176	Sycamore Lane Community Primary School, Sycamore Lane, WA5 1LA	Incrementum Development Company Ltd	Great Sankey South	75	17	75				92																									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.	92	
Not Consented	2188	Delenty Drive Police Station, Delenty Drive, WA3 6AN	Warrington Borough Council	Birchwood	9.3						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.	9	
Not Consented	2189	Bridgewater House and Depot, Off Sandy Lane, WA4 2AY	Warrington Borough Council	Stockton Heath	11.61						0																									Site will become surplus to requirements when new CRC site is provided in SEWUE. 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	
Not Consented	2193	Houghton Hall, Greenwood Crescent, WA2 0DT	Warrington Borough Council	Poplars & Hulme	21					10	11	21																								There is a strong Registered Provider interest in this site and the Council, as landowner, are currently in discussions to advance a proposal for family housing on the site. Given the joint Council/RP approach to redevelopment the site is considered achievable in the short-term. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF. Commencement and completion	21	







MD4 Peel Hall																													
SHLAA Ref	Site Name	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	Developable 2036 - 2039	2039+	Forecast Source / Comments	Total
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 instalation 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
					0	0	0	0	60	60	120	120	120	120	120	600	120	120	120	120	60	540	0	0	0	0	0	Total	1200



**MD1 Waterfront**

SHLAA Ref	Site Name	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	Developable 2036 - 2039	2039+	Forecast Source / Comments	Total
<b>1541 (Masterplan Parcel K7)</b>	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	120	345	Site is wholly owned by Warrington Borough Council. The site will be delivered following the delivery of the Western Link, 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. 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.	605	
<b>1633 (Masterplan Parcel K5)</b>	Arpley Meadows (most western parcel)	Warrington Borough Council	Bewsey & Whitecross	730						0			40	80	120	80	80	80	80	80	400	80	80	50	210	0	Site is wholly owned by Warrington Borough Council. The site will be delivered following the delivery of the Western Link, 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. 80dpa based on 2 outlets. Although, the site promoter has indicated that considered that 2 outlets could deliver a rate of 110dpa and a delivery period of just over 5 years. Also, it is likely that construction would begin in advance of the completion date for the Western Link. 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.	730	
					0	0	0	0	0	0	0	0	40	80	120	80	100	120	120	120	540	120	120	90	330	345	Total	1335	

**MD3 Fiddlers Ferry Power Station**

SHLAA Ref	Site Name	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	Developable 2036 - 2039	2039+	Forecast Source / Comments	Total
n/a	Northern Parcel, Widnes Road, 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
n/a	Southern Parcel, Widnes Road, WA5 2UT	SSE	Penketh & Cuerdley	900						0						0	30	60	60	60	60	270	60	60	60	180	450	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
					0	0	0	0	35	35	70	70	70	70	70	350	90	120	120	120	120	570	120	120	115	355	450	Total	1760

**MD2 South East Warrington Urban Extension (SEWUE)**

SHLAA Ref	Site Name	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	Developable 2036 - 2039	2039+	Forecast Source / Comments	Total
<b>Option 2</b>	Northern Delivery Area, WA5	Homes England	Grappenhall						30	30	72	72	72	72	72	360	72	72	72	72	72	360	72	72	72	216		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. Build Rate based on 3 outlets at 180dpa for sites of 2000+, bench marked to Litchfield's "Start to Finish" Report (Document O1). Density based on standard SHLAA assumptions.	1008
<b>Option 2</b>	Central Delivery Area, WA5	Homes England	Grappenhall						30	30	54	54	54	54	54	252	54	54	54	54	54	270	54	54	54	162			720
<b>Option 2</b>	Southern Delivery Area, WA5	Homes England	Grappenhall						30	30	54	54	54	54	54	252	54	54	54	54	54	270	54	54	54	162			720
	Total	Homes England	Grappenhall	2430					90	90	180	180	180	180	180	900	180	180	180	180	180	900	180	180	180	540		2430	

South East Warrington Urban Extension (SHLAA Sites)

Status	SHLAA Ref	Site Name	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	Developable 2036 - 2039	2039+	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
Full Permission	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 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 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
						147	184	142	98	48	619	48	48	48	24	0	168	0	0	0	0	0	0	0	0	0	0	0	Total	787

**MD5 Top-up Site**

SHLAA Ref	Site Name	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	Developable 2036 - 2039	2039+	Forecast Source / Comments	Total
1865	Thelwall Heys, Cliff Ln, Thelwall, Warrington, WA4	Liberty Properties	Lymm North & Thelwall	310				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
					0	0	0	28	55	83	55	55	55	55	7	227	0	0	0	0	0	0	0	0	0	0	0	Total	310

Settlements																												
Allocation	SHLAA Ref	Site Name	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	Forecast Source / Comments	Total
Croft	3155	Land at Heathercroft Stud, Decons Close, WA3 7EN		Culcheth, Glazebury & Croft	75				17	35	52	23					23						0				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, WA3 5AE		Culcheth, Glazebury & Croft	200				27	55	82	55	55	8			118						0				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	Land north of A57, WA3 6HX		Rixton & Woolston	90				17	35	52	35	3				38						0				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, WA13 9BE		Lymm North & Thelwall	170				27	55	82	55	33				88						0				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), WA13 9PE		Lymm North & Thelwall	136				17	35	52	35	35	14			84						0				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, WA2 8TB		Burtonwood & Winwick	130				17	35	52	35	35	8			78						0				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
						0	0	0	122	250	372	238	161	30	0	0	429	0	0	0	0	0	0	0	0	0	Total	801

Settlements (SHLAA Sites)																												
Planning Status	SHLAA Ref	Site Name	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
Not Consented	1607	The Old Rectory, Rectory Lane, Winwick, WA2 8LE		Burtonwood & Winwick	4						0						0				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
Full Permission	1720	MSBS Joinery Site, Star Lane, Lymm, WA13 9LN		Lymm North & Thelwall	8			9			9						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
Not Consented	1737	Land Between Public House and 3 Church Lane, Culcheth, WA3 5DL		Culcheth, Glazebury & Croft	10						0		10				10										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
Not Consented	1740	Land between 284 - 302 Warrington Road, Glazebury, WA3 5LG		Culcheth, Glazebury & Croft	8						0				8		8										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
Not Consented	2179	Land adj to Cherry Tree Primary School, Hardy Road, Lymm, WA13 ONX	Warrington Borough Council	Lymm South	43						0			10	20		30	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
Not Consented	2456	Whispers, Green Lane, Winwick, WA2 8SE		Burtonwood & Winwick	4						0			4			4										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, WAS 4HX	Oak Tree Developments	Burtonwood & Winwick	5	5	5				10						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		
Full Permission	3249	Lymm Hall, Rectory Lane, Lymm, WA13 0AJ		Lymm South	5			5			5						0								Full Planning (2017/30306) approved 18/03/2018. One application to discharge conditions (2020/38416). 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		
Full Permission	3613	Land at Mitchell Avenue, Burtonwood, WAS 4JF		Burtonwood & Winwick	4					4	4						0								Full Planning (2020/36309) approved 25/09/2020. Commencement and completion likely in the deliverable 0-5 year period (2.5 year lead in reflects full planning permission and developer information). Density based on approved planning application.	4		
						5	5	14	0	4	28	0	10	0	22	20	52	13	0	0	4	0	17	0	0	0	Total	92



Other																												
Planning Status	SHLAA Ref	Site Name	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
C	1058	Former Sewage Works, Sewage Works off, Reddish Lane, Lymm		Lymm North & Thelwall	0	1					1						0						0				Site is complete.	1
Not Consented	1519	Howards Transport Limited, Robins Lane, Culcheth, WA3 4AE		Culcheth, Glazebury & Croft	7						0						0		7				7				Commencement and completion in developable 11-15 year period. Assumed available by 2028 with lead in times applied (2.5 yrs) thereafter. Density based on Green Belt location.	7
Not Consented	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. Density based on standard SHLAA assumptions.	4
Full Permission	1800	Land Adjacent to Rose Villa, Penkford Lane, Collins Green, WA5 4EE		Burtonwood & Winwick	9				9		9						0						0				Commencement and completion likely in the deliverable 0-5 year period (1.5 year lead in reflects full planning permission plus one year for single apartment scheme). Density based on ratio for communal accommodation in MHCLG Housing Delivery Test Measurement Rule Book.	9
Not Consented	2172	Land at Rixton New Hall, Manchester Road, Rixton, WA3 6HA	Peel Holdings	Rixton & Woolston	2						0						0			2			2				Commencement and completion likely in the developable 11-15 year period (2.5 year lead in applied from start of period). Density based on conversion of existing buildings.	2
Not Consented	2177	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
C	2581	Former Willowpool Nurseries site, 25 Burford Lane, Lymm, WA13 0SH	PH Property (DC) LLP	Lymm South	0	4					4						0						0				Site is complete.	4
Not Consented	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

Full Permission	2822	Top Farm, Higher Lane, Lymm, WA13 0RW	Lymm South	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
UC	3006	The Old Stables, Marsh Lane, Cuerdley, WA5 2UN	Penketh & Cuerdley	2					2															Completion expected early in the deliverable 0-5 year period. Build out of under construction unit expected in 2024/25. Density based on approved planning application.	2
Not Consented	3013	Thelwall Heyes, Cliff Lane, Grappenhall, WA4 2TS	Lymm North & Thelwall	1									1											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.	1
Not Consented	3034	Old Barn at Agden Lane Farm, Agden Lane, Lymm, WA13 0UQ	Lymm South	2									2											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
C	3153	The Tannery, Cherry Lane, Lymm, WA13 0ST	Lymm South	0	1																			Site is complete.	1
Not Consented	3177	57 Camsley Lane, Lymm, WA13 9BY	Lymm North & Thelwall	11									10	1										Commencement in mid 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.	11
UC	3210	Cherry Nurseries, Kay Lane, Lymm, Warrington, WA13 0TN	Lymm South	1					1															Completion expected early in the deliverable 0-5 year period. Build out of under construction unit expected in 2021/22. Density based on approved planning application.	1
UC	3308a	Land at Massey Brook Fm, Massey Brook Lane, Lymm, WA13 0PH	Lymm South	9					9															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.	9
UC	3331	Land south of Rushgreen Road (East Site), Lymm, WA13 9PR	Lymm North & Thelwall	4	38				4															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.	42
Not Consented	3357	Old Rectory, Church Lane, Grappenhall, WA4 3EP	Grappenhall	15									15											Commencement in mid 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.	15
Full Permission	3366a	Delph Farm, Delph Lane, Winwick, WA2 8RW	Burtonwood & Winwick	19					10	9														Commencement in the deliverable 0-5 year period (1.5 year lead in reflects full planning permission) with additional year added to reflect build out rates and completion over two years owing to delivery of a barn conversion scheme. Density based on approved planning application.	19
Full Permission	3400	Lymm Rugby Football Club, Crouchley Lane, Lymm, Warrington, WA13 0AT	Lymm South	14					10	4														Commencement in the deliverable 0-5 year period (1.5 year lead in reflects full planning permission) with additional two years added to reflect build out rates and completion in a single year owing to delivery of a single apartment block and other associated development. Density based on approved planning application.	14

Full Permission	3414	Woodend Farm, Woodend Lane, Rixton, WA3 6EG	Rixton & Woolston	1		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
UC	3420	Land at Dingle Farm, Dingle Lane, Appleton, WA4 3HR	Grappenhall	4		4				4					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.	4
UC	3500	Four Acres, Stockport Road, Grappenhall, WA4 2TA	Lymm North & Thelwall	1		1				1					0					0				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.	1
AV	3503	Stretton Airfield, Arley Road, Appleton, WA4 4RG	Grappenhall	0		0				0					0					0				Site yield not projected forward as development unlikely to come forward.	0
Full Permission	3551	Mount Pleasant Farm, Glazebrook Lane, Glazebrook, WA3 5BN	Rixton & Woolston	19						19					0					0				Commencement in the deliverable 0-5 year period (1.5 year lead in reflects full 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 approved planning application.	19
C	3605	38 Booths Lane, Lymm, WA13 0PF	Lymm South	0	1					1					0					0				Site is complete.	1
C	3622	Moss Brow Cottages, Nicol Avenue, Woolston, WA3 6DN	Rixton & Woolston	0	1					1					0					0				Site is complete.	1
Full Permission	3627	Hillside Farm, Hillside Road, Appleton, WA4 5PY	Appleton	1		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
Full Permission	3630	Oak Lawn, Crouchley Lane, Lymm, WA13 0TH	Lymm South	1		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
UC	3635	Derby Farm, Phipps Lane, Burtonwood, WA5 4EX	Burtonwood & Winwick	2		2				2					0					0				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.	2
C	3641	Land adjacent to 64 Crouchley Lane, Lymm, WA13 0AT	Lymm South	0	1					1					0					0				Site is complete.	1
					47	22	14	49	4	136	0	0	0	46	11	57	0	7	2	0	0	0	0	Total	202

Small Sites																															
Site Status	SHLAA Ref	Site Name	Owner Information	Ward Name	Residual or Estimated 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	Developable 2036 - 2039	2039+	Forecast Source / Comments	Total	LPR Spatial Area
Full Permission	1245	The Corner Hse, 98 Sandy Lane, WA2 9HX		Orford	16				16		16						0						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	Inner Warrington
Not Consented	1422	31/35 Winwick Street, WA1 7TT		Bewsey & Whitecross	26						0			26			26						0				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	Town Centre
UC	1703	248/250 Manchester Road, WA1 3QE	Torus	Fairfield & Howley	30	30					30						0						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	Inner Warrington
Not Consented	1736	224/228 Wilderspool Causeway, WA4 6QF	Riverside Estates (NW) Ltd	Latchford West	30						0			30			30						0				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	Inner Warrington
Full Permission	1758	Land at jtn of Wilson Patten St/Winmarleigh St, WA1 1LE		Bewsey & Whitecross	76						0		76				76						0				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	Town Centre

Full Permission	1795	Holy Trinity Vicarage, Palmyra Square North, WA1 1JN	Alderley Holdings Ltd	Bewsey & Whitecross	23					23	23																Full Planning (2022/41087) approved 26/08/2022. 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 completion, occurring in a single year owing to the nature of the development (ie. apartment block). Density based on approved planning application.	23	Town Centre
Full Permission	3150	Land at Stanley Street, WA1 1EZ	Chesro Ltd	Bewsey & Whitecross	39					39	39															Outline Planning (2020/37959) approved 11/02/2022. Commencement and completion likely in the deliverable 0-5 year period assuming 2.5 year lead in time to reflect need to secure reserved matters consent, with additional year for construction. Completions occurring in a single year owing to the nature of the development (ie. apartment block). Density based on approved planning application.	39	Town Centre	
UC	3408	1 Town Hill, WA1 2NQ	Torus	Bewsey & Whitecross	39					39	39															Full Planning (2018/33037) approved 13/12/2018. Completion expected early in the deliverable 0-5 year period. Build out of under construction unit expected in 2023/24. 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.	39	Town Centre	
Full Permission	3572	Bank House, Bank Street, WA1 2AP		Bewsey & Whitecross	80					80	80															Full Planning (2019/36256) approved 16/12/2021. 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 mid-2025 based on similar schemes. Density based on approved planning application.	80	Town Centre	
Full Permission	3600	North Cheshire College, Museum Street, WA1 1HU		Bewsey & Whitecross	18					18	18															Full Planning (2019/34556) approved 29/04/2020. Commencement and completion likely in the deliverable 0-5 year period (1.5 year lead in reflects full planning permission) with additional year owing to development of an apartment scheme. Density based on approved planning application.	18	Town Centre	
UC	3602	6 Springfield Street, WA1 1BB		Bewsey & Whitecross	21					21	21															Full Planning (2019/34702) approved 28/08/2020. 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.	21	Town Centre	
						0	51	39	57	119	266	0	76	0	56	0	132	0	0	0	0	0	0	0	0	0	Total	398	

Small Sites – Longer Term

Site Status	SHLAA Ref	Site Name	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	Developable 2036 - 2039	2039+	Forecast Source / Comments	Total	LPR Spatial Area
Not Consented	1719	Better Bathrooms (Formerly Furnish with Flair), 350 Wilderspool Causeway, Warrington, WA4 6QP		Latchford West	25						0						0				10	15	25				0		25	Town Centre	
Not Consented	1725	Land adjacent Magistrates Court, Winmarleigh Street, WA1 1NB		Bewsey & Whitecross	14						0						0			14			14				0		14	Town Centre	
Not Consented	1785	Car Wash SUDS, Church Street, Warrington, WA1 2SY		Bewsey & Whitecross	12						0						0				12		12				0		12	Town Centre	

Not Consented	2465	Crosfield Street Petrol Filling Station, Crosfield Street, WA1 1UD	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	Town Centre
Not Consented	2468	Warrington Car Wash and Car Sales, Winwick Street/Buckley Street, WA2 7PA	Bewsey & Whitecross	12							0					12	12				0						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	Town Centre
Not Consented	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	Inner Warrington
Not Consented	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	Inner Warrington

Not Consented	3651	Former Packet House PH, Bridge Street, WA1 2RU	Fairfield & Howley	50							0				50		50					0				0				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	Inner Warrington
					0	0	0	0	0	0	0	0	0	0	92	19	111	0	0	14	34	15	63	0	0	0	0	0	0	0	0	0	0	Total	174						