

# Warrington Local Plan Examination

## Hearing Session Note Action 45

### Matter 8 - SHLAA sites subject to concern over delivery

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17th October 2022

## 1 Introduction

- 1.1 The Inspectors have asked the Council to provide a response to the collated list of SHLAA sites (provided by Mr O'Connor) that are the subject of concern over delivery.
- 1.2 This note provides the Council's response as requested.

## 2 Information Provided

- 2.1 The table below sets out the Council's response to each of the sites in the list provided by Mr O'Connor. In most cases the Council has already provided details of the justification for the capacity/delivery of the sites in Document CD13a and these comments are repeated here. In a few cases additional comments have been included to respond to specific issues raised that have not already been covered:

<b>Collated list of sites subject to concern over delivery</b>		
<b>SHLAA Reference</b>	<b>Site Name</b>	<b>WBC Comments</b>
2482	Wharf Industrial Estate	<p>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).</p> <p>Note: It should be noted that this site has been specifically excluded from the Council's employment land supply calculations in the EDNA (EC2) due to it being identified for re-development for residential purposes (Refer to pages 76-78).</p>
2672a	Former Mr Smith's Site	<p>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 adjacent Civils and Lintels site (2672c). 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</p>

		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. The site capacity is based on the Town Centre High Density (275dpa).
2672b	Railway sidings/depot	The current environment for this site is not conducive to residential development but as part of the delivery of the adjacent sites (Mr Smith's, Go Outdoors and Warrington Civils and Lintels) as part of the Bank Quay Gateway the environment would change dramatically and make the site suitable for residential development. The site is not currently available but it is anticipated that the site will be available following the development 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. The site capacity is based on the Town Centre High Density (275dpa).
2672c	Warrington Civils & Lintels	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. The site capacity is based on the Inner Warrington High Density (130dpa).
2672d	Go Outdoors	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. The site capacity is based on the Inner Warrington High Density (130pda).
2673a 2673b	New Town House (NTH) & Cockhedge (Land at Scotland Rd)	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 (ie. By 2029) in conjunction with the partial site of Cockhedge Retail Park. It is anticipated that a reserved matters application will be submitted for the NTH element of the scheme within 12 months and that the development 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. The site capacity is based on the approved planning application.
2481	Land at Hopwood Street/School Brow/Crossley Street	The site owners indicated in 2018 that the site was available for redevelopment. The agent's (Rapleys 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 owner's agent (Rapley's LLP) indicated in correspondence dated 2 <sup>nd</sup> June 2020 that "In terms of <b>availability</b> , this letter should be viewed as confirmation that the owner of the land has expressed an intention to develop this site and – further – there are no issues relating to the ownership of the land or other legal impediments which might prevent residential development" and "Finally in terms <b>achievability</b> , the site could be developed well within the 15 years of the entry date set out in the regulations". 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.
1401	Land at Winwick Street	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

		<p>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.</p>
2676a	Scottish Power	<p>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. The site capacity is based on standard SHLAA assumptions for suburban area.</p>
2676b	Causeway Park	<p>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. The site capacity is based on standard SHLAA assumptions for suburban area.</p>

		Note: It should be noted that this site has been specifically excluded from the Council's employment land supply calculations in the EDNA (EC2) due to it being identified for re-development for residential purposes (Refer to pages 76-78).
1733	Hall Motors	The site is in active use and the land owner's current intentions are unknown. However, the site is predominately surrounded by residential properties and has been subject to sporadic interest for residential development over previous years (at which time the Council were managing further releases of housing land). In the long-term the site will struggle to compete with more purpose built car show-rooms such as those being developed at Gemini/Winwick Rd and hence there is a real prospect the site will become available in the future. Commencement and completion in the developable 11-15 year period assuming 2.5 year lead in time to reflect need to secure planning permission and availability by 2029. Density based on standard SHLAA assumptions.