

Warrington Local Plan Examination

Hearing Session Note Action 50

Matter 9 - SHLAA sites in Town Centre
not achieving density of 130dph

19th October 2022

1 Introduction

- 1.1 Mr Lourens (obo Ashall Property Ltd) provided a list of SHLAA sites in the Town Centre not achieving densities of 130dph (21 out of 27 sites).
- 1.2 The Council consider it is necessary to respond to this to correct the information that has been provided.
- 1.3 This note provides the Council's response.

2 Information Provided

- 2.1 Further to the matter outlined above a table is provided below that identifies the sites in the SHLAA that lie within the defined Town Centre on the USPVL Policies Map (SP2). It provides details of the site area; estimated/actual capacity and estimated/actual density. The sites are ranked in order of highest density first.
- 2.2 There are a total of 24 sites, 9 of which exceed the 130pdh minimum density requirement proposed in Policy DEV1 (Part 5).
- 2.3 There are a further 5 sites that have an estimated density of in excess of 100dph. Given that the Council are generally cautious in their estimates of site capacities it is considered likely that most of these sites will in reality achieve higher densities. Of the remaining sites the majority are not in locations that the Council's Town Centre SPD would be seeking to promote tall buildings, as they are not Key Gateway locations or along the A49 corridor.

SHLAA Ref	Site Name	Gross Site Area (Ha)	Estimated/Actual Gross Capacity	Estimated/Actual Density (dph)
1401	Land at Winwick Street	1.18	550	466
1029	Land at John St/Winwick Street	0.84	362	431
1746	Former Kwik Save (Skate Academy)	0.39	144	369
2673b	Land at Scotland Road	1.64	553.5	338
2672a	Former Mr Smiths Site	0.8	198	248
2672b	Railway Sidings/Depot	0.35	87	248
2673a	New Town House	0.82	203	248
2478	General Street Metal Works	0.34	44	130
2480	Former K&N Works	0.32	42	130
2481	Land enclosed by Hopwood Street, School Brow and Crossley Street	0.93	109	117
2672c	Warrington Civils & Lintels	1.13	132	117
2672d	Go Outdoors	0.88	103	117
3568	Warrington Borough Transport Depot	1.31	153.27	117
1809	Europcar	0.25	25	100
1752	Former Wilderspool Stadium	1.9	160	84

1710	Dalton Bank Council Depot	1.45	65	45
1723	Land at Hopwood Street	0.46	21	45
1753	Land at the rear of St. James Court	0.85	38	45
3571	Charles Stewart House	0.53	24	45
1755	Garven Place Clinic	0.56	17	30
2482	Wharf Industrial Estate	4.86	128	26
3570	Warrington Police Stn	0.39	10	26
3569	Bankside	0.37	8	22
3634	7 Bold Street	0.37	8	22