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WARRINGTON Borough Council

'Call for Sites'

Warrington Borough Council Local Plan Review

Call for Sites Registration Form

October 2016

Please note this 'Call for Sites' is for five or more dwellings or economic development on sites of 0.25 ha (or 500sqm of floor space) and above, Gypsy, Traveller and Show People and Minerals and Waste sites.

The identification of sites does not imply that the Council considers that the site is suitable for development, either now or in the future. It cannot be taken as representing either an intention to allocate these sites, or as a material consideration in the determination of a planning application.

Potential sites that have been identified will be further tested through the Plan-making process, including through the Spatial Distribution and Site Assessment Process, Sustainability Appraisal/Strategic Environmental Assessment, several stages of public participation and independent examination.

Please also note that all the responses and information received as part of the 'Call for Sites' will be published and made available for public viewing as part of the open and transparent Plan making process.

<u>NOTE:</u> Please read the accompanying guidance note **<u>here</u>** before completing this form and complete a **separate** form for each site that you are submitting to the Council.

Please return your completed form and any accompanying supporting material to Planning Policy, Warrington Borough Council no later than 5.00pm on Monday 05th December 2016.

By e-mail: ldf@warrington.gov.uk

By post: Planning Policy, Warrington Borough Council, New Town House, Buttermarket Street, Warrington, WA1 2NH

Should you require further advice and guidance on completing this form, please contact the Planning Policy Team by telephone on 01925 442841 or by e-mail to ldf@warrington.gov.uk

(1) Your Details

Please provide your contact details and those of your agent (if applicable). Where provided, we will use your Agent's details as our primary contact.

		Your details	Your Agent's details
Name		Mr David Forshaw	Mr Richard Purser
Position			Associate Director
Organisation		Northern Trust Company Limited	DPP One Limited
Address			Barnett House
			53 Fountain Street
	Town		Manchester
	Postcode		M2 2AN
Telephone			
Email address			

(2) Site Details

Please provide the details of the site you are suggesting. If you are suggesting more than one site, please use a ***separate*** *form.*

Name of site /other names it's known by		Lumbers Lane / Forshaw's Lane / Phipps Lane (SHLAA 1656)		
Address		Lumbers Lane / Forshaw's Lane / Phipps Lane		
	Town	Burtonwood		
	Postcode			
Ordnance Survey Grid Reference		*Easting :* 356243	*Northing :* 393561	
Site area (hectares)		10.4		
Net developable area (hectares)		7.8		
What is your interest in the site? (please tick one)		Owner ✔	Lessee ☐	
		Prospective Purchaser ☐	Neighbour ☐	
		Other ☐	Please state:	

<u>Please Note:</u> It is essential that you provide a map showing the site's location and detailed boundaries for each submission.

(3a) Proposed future use(s)

Please indicate the preferred use that you would like the site to be considered for. Please also indicate any other uses you would consider acceptable. If you wish the site to be considered for a mix of uses, please tick all uses that apply.

	Residential	Gypsy & Travellers	Employment	Retail	Leisure	Other*
Preferred future use	✔	☐	☐	☐	☐	✔
Alternative future use(s)	☐	☐	☐	☐	☐	☐
Potential Capacity	houses: 230 or flats:	Number of Pitches:	SqM	SqM	SqM	SqM
Employment Use Class (E.g. B1)						
* If "Other", please indicate which use(s):	Potential for school expansion (Burtonwood Community Prir					
Potential Density	30 dph assumed on net developable area					
	Has any design, viability, master planning work or other studies been undertaken for any proposed use?				Yes ☐	No ✔

(3b) Proposed future use(s) - Minerals and Waste

Details:

(4) Site Ownership

Please record the site ownership details. If there are more than three owners, please record the fourth owner, etc. on a separate sheet. Please indicate the extent of individual landholding(s) on the site map.

If you do not know who owns the site, please state so below.

		Owner 1	Owner 2	Owner 3
Name				
Address				
	Town			
	Postcode			

Or: I do not know who owns the site

Has the owner (or each owner) indicated support for proposed redevelopment?
Please also record these details for the 4th and subsequent owners (where necessary).

	Owner 1	Owner 2	Owner 3
Yes	✔	☐	☐
No	☐	☐	☐
Don't know	☐	☐	☐
Are there any Restrictive Covenants & Ransom Strips affecting the site?	None		

(5) Market Interest

Please choose the most appropriate category below to indicate what level of market interest there is in the site:

		Any comments
Site is owned by a developer	✔	NT seeks to promote site for development
Site under option to a developer	☐	
Enquiries received	☐	
Site is being marketed	☐	
None	☐	
Not known	☐	

Site is promoted for potential Safeguarded Land for future development needs, though there is potential for expansion land to be provided for Burtonwood Community Primary School in the short-term. The site is part of three adjacent land parcels being promoted by Northern Trust to meet future development needs for Burtonwood. Subject to masterplanning provision can be made for housing, open space, expansion of aforementioned school facilities and small scale employment or commercial uses.

NT will provide a comprehensive design and masterplan in support of the development opportunity for discussion with offices to support a spatial vision for the future growth of Burtonwood.

(6) Site Condition

Please record the current use(s) of the site (or for vacant sites, the previous use, if known) and the neighbouring land uses.

Current use(s)		Agricultural
Neighbouring Uses		Residential to east (Green Lane) and northwest (Forshaw's Lane); agricultural to other boundaries
If vacant	Previous use(s)	
	Date last used	

What proportion of the site is made up of buildings, and what proportion is (open) land?

Proportion covered by buildings	0 %	Proportion not covered by buildings	100 %

If there are buildings on the site, please answer the following questions:

How many buildings are there on the site?		buildings
What proportion of the buildings are currently in use?	% in use:	%
	% derelict:	%
	% vacant:	%
Are any existing buildings on the site proposed to be converted?		

For the **parts of the site not covered by buildings**, please answer these questions:

What proportion of the land is currently in active use?	100	%
What proportion is ***greenfield*** (not previously developed)?	100	% **(A)***
What proportion is ***previously developed*** and cleared?		% **(B)***
What proportion is ***previously developed*** but not cleared? (e.g. demolition spoil, etc.)		% **(C)***

** A plus B plus C should add to 100%.*

Please provide any additional comments on a separate sheet if necessary.

(7) Constraints to Development

Please tell us about any known constraints that will affect development for the proposed use, details of what action is required, how long it will take and what progress has been made.

Please use a separate sheet where necessary to provide details. If using separate sheets, it would be helpful to make reference there to the particular constraint, e.g *(7)(e) – Drainage*.

	Yes, No or Don't know	Nature and severity of constraint *	Action needed, timescales and progress	Confirmed by technical study or by service provider? Yes	No
a) Land contamination	No			☐	☑
b) Land stability	No			☐	☑
c) Mains water supply	No			☐	☑
d) Mains sewerage	No			☐	☑
e) Drainage, flood risk	No			☐	☑
f) Tree Preservation Orders	No			☑	☐
g) Electricity supply	No			☐	☑
h) Gas supply	No			☐	☑
i) Telecommunications	No			☐	☑
j) Highways	No			☐	☑
k) Ownership, leases etc.	No			☑	☐
l) Ransom strips, covenants	No			☑	☐
m) Other (Please provide details)				☐	☐

(8) Site Availability

Please indicate when the site may be available

Excluding planning policy constraints, when do you believe this site could be available for development?

Immediately Yes

(Note: to be "immediately available", a site must be cleared, unless being considered for conversions.)

If not immediately, please state when it could be available:

If the site is not available immediately, please explain why – e.g. the main constraint(s) or delaying factor(s) and actions necessary to remove these:

(9) Any Other Information

Please tell us anything else of relevance regarding this site if not already covered above that will ensure that it contributes positively to the achievement of sustainable development. Please use a separate sheet/s if necessary.

Please see accompanying letter and details.

Planning Policy– Warrington Borough Council,
New Town House, Buttermarket Street, Warrington, WA1 2NH

ldf@warrington.gov.uk
01925 442841

This form is available in other formats or languages on request.

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PLANNING

Burtonwood Housing Market Assessment

September 2012

Contents

Prepared by:

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Burtonwood Housing Market Assessment

1. Introduction

1.1 Arc4 was commissioned by Northern Trust to carry out a housing market assessment for Burtonwood, a suburb of Warrington. The work has been commissioned by Northern Trust who owns various parcels of land in the Burtonwood area. The purpose of the assessment was to identify the current and future requirements for affordable and open market dwellings in Burtonwood and help inform future development options which the Northern Trust may want to consider.

1.2 The methodology for the assessment comprises:

- A comprehensive household survey which was distributed to 1,581 households living in Burtonwood. A total of 221 questionnaires were returned representing a response rate of 14%;
- A review of house price, rent levels and affordable housing capacity data; and
- Discussions with estate agents to ascertain their views on housing market dynamics and demand for affordable housing.

Definitions

1.3 To avoid ambiguity of terminology, this report uses the following definitions:

Housing demand is the quantity of housing that households are willing and able to buy or rent;

Housing need is the quantity of housing required for households who are unable to access suitable housing without financial assistance;

Housing markets are geographical areas defined by household demand and preferences for housing. They reflect the key functional linkages between places where people live and work; and

Housing requirement is the combination of both housing need and housing demand.

1.4 Definitions relating to affordable housing have been revised in the National Planning Policy Framework (March 2012):

1.5 **Affordable housing**: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

1.6 **Social rented** housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

1.7 **Affordable rented** housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

1.8 **Intermediate housing** is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning.

1.9 **Low-Cost Market Housing** is housing sold on the open market, but at the lowest quartile of house prices for that type of housing – it does not imply any subsidy by the developer and there are no restrictions on eligibility. This form of housing does not fall within the Council's definition of affordable housing but is aimed at meeting the needs of those first-time buyers just able to access the open market.

1.10 This report clearly demonstrates the need for a range of affordable and open market dwellings to address current and future dwelling stock shortfalls within Burtonwood.

2. Strategic context

2.1 The purpose of this section is to review the broad strategic planning and housing policy context as it relates to Burtonwood.

Planning policy: National

2.2 The National Planning Policy Framework came into effect in March 2012 and this sets out the Government's planning policies for England and how these are expected to be applied. As part of its commitment to economic growth, localism and decentralisation, the Government has used the Framework to streamline all existing national policy documents into one short Policy Framework.

2.3 The Framework stresses the need for councils to work with communities and businesses to seek opportunities for sustainable growth to rebuild the economy; helping to deliver the homes, jobs, and infrastructure needed for a growing population whilst protecting the environment. A presumption in favour of sustainable development means that proposals should be approved promptly unless they compromise the twelve sustainable development principles set out in the Framework.

2.4 The Framework identifies three dimensions to sustainable development: economic, social and environmental. The social role is defined as: *'supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations….'*[1] These three dimensions (or roles) are seen as mutually dependent.

2.5 The Framework must be taken into account in the preparation of local and neighbourhood plans, and it is a material consideration in decision making. Up to date local plans are seen as a prerequisite and the following guidance is given:

'The National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. … The National Planning Policy Framework constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.'[2]

2.6 Robust and comprehensive evidence bases (in particular Strategic Housing Market Assessments and Strategic Housing Land Availability Assessments) are seen as essential to 'delivering a wide choice of high quality homes'; the Framework states that local planning authorities should '*use their evidence*

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[1] CLG National Planning Policy Framework March 2012 para 7

[2] CLG National Planning Policy Framework March 2012 paras 12 and 13

base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with policies set out within the Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period.'[3]

2.7 The need to *'plan for a mix of housing based on current need and future demographic trends, market trends and the needs of different groups in the community'* is emphasised. The Frameworks also states that local planning authorities should:

- *'identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and*
- *'where they have identified that affordable housing is needed set policies for meeting this need on site…'*[4]

2.8 Authorities will need to illustrate the expected rate of housing delivery through a housing trajectory for the plan period and a Housing Implementation Strategy for the full range of housing.

2.9 Paragraph 54 of the NPPF states that:

2.10 "In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local Planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs."

Local Policies

2.11 Warrington BC Housing Strategy is published from 2008-2013 and has a number of priorities relating to new homes. The Council priortises growth in its housing and economic markets and has a priority to provide decent, sustainable and affordable homes in places where people want to live and is keen to promote the case for housing investment to sustain a balanced housing market in Warrington. The Council will continue to maximise opportunities for affordable housing via the planning system. Affordable housing will be sought on planning applications for 15 or more dwellings. The Council also recognises the growing older age profile of the population and the need to provide appropriate accommodation for these households. A specific priority is to help people live at home, improve their independence, health and quality of life.

[3] CLG National Planning Policy Framework March 2012 para 47

[4] CLG National Planning Policy Framework March 2012 para 50

2.12 The Core Strategy is a Development Plan Document which sets out the long-term spatial vision for Warrington and the spatial objectives and strategic policies to deliver that vision. The Council is in the process of developing their Core Strategy approach for the Borough; consultation on the draft Core Strategy concluded in June 2012, and the Core Strategy is due to be submitted to the Secretary of Sate this month (September 2012). Independent examinations of the Strategy are due to take place in November and the Inspector's report is anticipated in January 2013, with adoption following in February. The draft Core Strategy continues the UDP's regeneration focused approach to new housing provision, extending the permanence of the Green Belt until at least 2032. That said, the draft Strategy adopts 'a positive, welcoming attitude towards sustainable growth and investment' in line with the Government's 'Plan for Growth'.

1.11 The 2007 Vision for Warrington is reiterated within the draft Strategy, this sees Warrington as a 'key economic driver for the surrounding area'. The vision states that 'new housing has focused on achieving the outcomes of regeneration and creating sustainable communities and has delivered the homes needed to meet identified general and specialist housing needs. This has helped to reduce commuting and has contributed to the poplation growth that was necessary for Warrington to sustain and enhance its economy and services.'

1.12 The 2012 Development Scheme states that in Warrington plans and strategies should, amongst other things:

- Support sustainable economic growth;
- Focus development on sites which are accessible by public transport, walking or cycling - focusing on brownfield sites to ensure no further expansion onto open land;
- Support Warrington's role as a regional transport gateway/interchange; and
- Support and diversify the rural economy and improve access to services n rural areas focusing development in locations which accord with RDF2.

3. Burtonwood Housing and Community profile

3.1 The purpose of this chapter is to review the housing and community profile of Burtonwood by drawing upon the results of the 2012 household survey (unless otherwise stated). Note that data from the survey responses has been weighted up to reflect the total number of households in Burtonwood.

Population and households

- There are currently 1,541 households in Burtonwood and the population, based on the 2012 household survey, is 3,350;
- The age profile of Burtownwood is summarised in Table 3.1. This suggests that the age profile is relatively young compared with Warrington Borough, with 45.5% of residents aged under 39, 39.2% aged between 40 and 59 and 15.3% aged 60 or over. For Warrington Borough, 22% of residents are aged 60 or over,

Table 3.1 Population profile of Burtonwood

Age Group	Burtonwood		Warrington
	Number	%	
under 16	619	18.5	17.9
16-39	905	27.0	31.4
40-59	1312	39.2	28.7
60-74	443	13.2	15.1
75+	71	2.1	6.9
	3350	100.0	100.0
Base		3350	202,200

Sources: 2012 Household Survey (Burtonwood); 2011 Census (Warrington)

Dwelling stock

- Tenure: 82.8% owner occupied (43.3% owned outright and 39.5% owned with a mortgage), 5.8% private rented and 11.3% social rented;
- Dwelling type: 12% detached, 43.1% semi-detached, 15.7% terraced, 24.7% bungalow, 3% flat/maisonette and 1.5% other property types;
- Number of bedrooms: 4.6% 1 Bed, 16.8% 2 beds, 63.3% 3 beds, 15.4% 4 or more bedrooms.

House prices and property sales[5]

- In June 2012 there were a total of 25 properties for sale in Burtonwood, with:
  - A lower quartile price of £115,000;
  - A median price of £130,000; and an
  - Average price of £161,650[6]

- Prices are compared with prices for Warrington Borough in Table 3.2 and indicates that lower quartile prices in Burtonwood are higher than for the Borough as a whole; but median and average prices are around 10% lower.

Table 3.2 House prices in Burtonwood compared with Warrington Borough

	Burtonwood	Warrington Borough
Lower Quartile 2012	£115,000	£105,000
Median 2012	£130,000	£147,000
Average 2012	£161,650	£180,550

Note: Burtonwood prices are current asking prices

Warrington Borough prices: prices realised Feb 2012 to May 2012

Source: Land Registry, www.zoopla.co.uk

Household characteristics

- 69.8% of households had a household reference person (HRP or head of household) aged under 60 and 30.2% had a HRP aged 60 or over.
- Of households with a HRP aged under 60:
  - 28.9% were couples with children, 20.3% were couples (under 60) with no children, 10.8% were lone parents and 9.8% were single person households and 5% were other types of household (for example friends sharing).
- Of households with a HRP aged 60 or over:
  - 13.5% were couples and 11.7% were single person households.
  - 3% were other types of household (for example friends sharing);

[5] Data from Land Registry and www.zoopla.com

[6] Average excludes the sale of a £995,000 property

Household income and concern about housing costs

- 37.2% of households had an income of less than £300 each week, 27.5% an income of between £300 and £500 each week and 35.4% an income of at least £500 each week;
- Table 3.3 summarises the extent to which households were concerned with their ability to pay their rent/mortgage. Overall, a majority expressed concerned, with 14% very concerned and 41.3% fairly concerned,

Table 3.3 Concern with housing costs by tenure

Level of concern	Tenure		
	OO/PR	Affordable	Total
Very Concerned	14.4	10.7	14.0
Fairly Concerned	38.2	68.0	41.3
Not really concerned	33.5	10.7	31.2
Not concerned at all	13.9	10.7	13.6
Total	100.0	100.0	100.0
Base	647	75	722

Economy

- 68.6% of people aged 16 and over were economically active and in employment, a further 15.5% were wholly retired from work, 5.7% unemployed and available for work, 5% were permanently sick/disabled. 1.5% were in full time education, 2.1% were looking after the home and 1.7% were full-time carers/volunteers;
- 59.1% of economically active residents (respondent and next oldest person in household) worked within Warrington Borough (13.6% worked in Burtonwood and 45.5% elsewhere in Warrington). A further 15.3% worked in St. Helens, 9.7% in Liverpool/elsewhere in Merseyside, 8.3% in Greater Manchester, 4.9% in Halton, 0.8% elsewhere in Cheshire and 1.8% elsewhere in the North West. This indicates that Burtonwood is a commuter settlement, with 41% of economically active residents working in a variety of locations outside Warrington Borough.

Household mobility

- A total of 21.5% of households had moved to their current home in the five years prior to the household survey. Of these households, 21.2% had originated within Burtonwood and 43.7% from elsewhere in Warrington. 35.1% had originated from outside Warrington Borough, principally from St. Helens (8.4%), elsewhere on Merseyside (9.1%), Greater Manchester (9.1%) and outside the North West (8.4%).
- Reasons for moving are summarised in Table 3.4, with divorce/separation/family stress the main reason for moving (16.2%)

followed by 13.5% who wanted a larger property/one that was better in some way (a factor mentioned by almost one-third of moving households).

Table 3.4 Reasons for moving to a property in Burtonwood

Reason	% Mentioning	% Main Reason
Divorce/separation / family stress	20.4	16.2
Wanted larger property or one which was better in some way	30.0	13.5
To be closer to family / friends to give / receive support	9.5	10.7
Could not afford rent / mortgage payments	11.4	10.1
Wanted to buy	15.0	10.1
Needed smaller property as previous property difficult to manage	13.7	7.2
Wanted own home / live independently	14.4	6.1
Forced to move	13.2	6.1
Needed housing suitable for older / disabled person	4.5	5.1
Needed smaller property for other reasons	6.3	3.4
To be closer to family / friends for social reasons	7.1	3.4
To move to a better neighbourhood / more pleasant area	18.9	3.4
To be in a particular school catchment	3.0	3.4
To be closer to work / new job	7.1	1.3
Major disrepair of home	3.0	
Marriage / to live together	6.5	
Was living in temporary accommodation	2.4	
To be closer to facilities	1.1	
To be closer to university / college etc	5.4	
Wanted larger garden	16.3	
Harassment / Threat of Harassment / Crime / ASB	6.0	
Domestic abuse	6.0	
Overcrowding	3.0	
Base	318	318

Satisfaction with dwelling and neighbourhood

- Overall, 91.9% of households were satisfied or very satisfied with their accommodation, with 98.3% of outright owner occupiers, 91.5% of mortgaged owners, 56.7% of private renters and 86.2% of social renters expressing satisfaction.
- 21.1% of private renters were very dissatisfied with their accommodation compared with 1.2% across all households.

Community requirements

- The household survey asked respondents to state what amenities would be of benefit to Burtonwood (Table 3.5). The most popular amenities were a larger range of shops (mentioned by 61.1% of households), a village square and sports/leisure facilities.

Table 3.5 Amenities which would be of benefit to Burtonwood

Amenity	No. responses	% of households mentioning
Larger range of shops	942	61.1
Village square	738	47.9
Sports / leisure facilities	733	47.6
Facilities for families and young people	638	41.4
Improved Community Centre	485	31.5
Facilities for older people	462	30.0
GP Practice / Dentist	446	29.0
Civic amenity site / recycling	182	11.8
More public parking	181	11.7
Other	93	6.0
Place of worship	86	5.6

Base: 5,165 responses from 1,541 households

4. Burtonwood housing need and affordable housing requirements

4.1 This section considers the extent to which there is housing need in Burtonwood and reviews the extent to which additional affordable housing is required.

4.2 Housing needs analysis and affordable housing modelling has been prepared in accordance with CLG guidance for Burtonwood. In summary, the model reviews in a step-wise process:

Stage 1: Current housing need (gross backlog)

Stage 2: Future housing need

Stage 3: Affordable housing supply

Stage 4: Housing requirements of households in need and net affordable requirements

4.3 Table 4.1 summarises the different steps taken in assessing housing need and evidencing the extent to which there is a surplus or shortfall in affordable housing across Burtonwood. Modelling has taken into account household type and property size requirements based on 2012 household survey data. Please note that in Stage 1, Step 1.4 reports the total of households in need and avoids double counting as in some cases households have more than one housing need.

Table 4.1 CLG Needs Assessment Summary for Burtonwood

Step	Stage and Step description	Calculation	Burtonwood
	Stage1: CURRENT NEED		
1.1	Homeless households and those in temporary accommodation	Annual requirement	**0**
1.2	Overcrowding and concealed households	Current need	**53**
1.3	Other groups	Current need	**109**
1.4	Total current housing need (gross)	Total no. of housholds with one or more needs	**162**
	A. TOTAL cannot afford open market (buying or renting)	Total	**87**
	Stage 2: FUTURE NEED		
2.1	New household formation (Gross per year)		**22**
2.2	Number of new households requiring affordable housing		**11**
2.3	Existing households falling into need	Annual requirement	**0**
2.4	Total newly-arising housing need (gross each year)	2.2 + 2.3	**11**
	Stage 3: AFFORDABLE HOUSING SUPPLY		
3.1	Affordable dwellings occupied by households in need	(based on 1.4)	**30**
3.2	Surplus stock	Vacancy rate <2% so no surplus stock assumed	**0**
3.3	Committed supply of new affordable units	Annual	**0**
3.4	Units to be taken out of management	None assumed	**0**
3.5	Total affordable housing stock available	3.1+3.2+3.3-3.4	**30**
3.6	Annual supply of social re-lets (net)	Annual Supply (3 yr ave)	**3**
3.7	Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels	Annual Supply	**0**
3.8	Annual supply of affordable housing	3.6+3.7	**3**
	Stage 4: ESTIMATE OF ANNUAL HOUSING NEED		
4.1	Total backlog need	1.4A-3.5	**57**
4.2	Quota to reduce over 5 years (20%)		**20%**
4.3	Annual backlog reduction	Annual requirement	**11**
4.4	Newly-arising need	2.4	**11**
4.5	Total annual affordable need	4.3+4.4	**22**
4.6	Annual social rented capacity	3.8	**3**
4.7	**Net annual shortfall**	**Net**	**19**

Sources: 2012 Household Survey; RSL Core Lettings and Sales data; Land Registry house price data

4.4 The data and calculations associated with each step and stage of the needs assessment model are now discussed

Stage 1: Current need

4.5 The CLG SHMA Guidance suggests types of housing that should be considered unsuitable, as summarised in Table 4.2. For the update we have assumed the same range of needs are being experienced by households in Burtonwood.

Table 4.2 Summary of current housing need in Burtonwood

Category	Factor	No. Households
Homeless households or with insecure tenure	N1 Under notice, real threat of notice or lease coming to an end	0
	N2 Too expensive, and in receipt of housing benefit or in arrears due to expense	19
Mismatch of housing need and dwellings	N3 Overcrowded according to the 'bedroom standard' model	53
	N4 Too difficult to maintain	42
	N5 Couples, people with children and single adults over 25 sharing a kitchen, bathroom or WC with another household	41
	N6 Household containing people with mobility impairment or other special needs living in unsuitable accommodation	7
Dwelling amenities and condition	N7 Lacks a bathroom, kitchen or inside WC and household does not have resource to make fit	10
	N8 Subject to major disrepair or unfitness and household does not have resource to make fit	10
Social needs	N9 Harassment or threats of harassment from neighbours or others living in the vicinity which cannot be resolved except through a move	0
Total no. households in need		162
Total Households		1541
% households in need		10.5%

Note: A household may have more than one housing need.

Step 1.1 Homeless households and those in temporary accommodation

4.6 CLG SHMA guidance suggests that information on homeless households and those in priority need who are currently housed in temporary accommodation should be considered in needs modelling. The scale of need from these types of household can be derived from several sources.

4.7 The 2012 household survey identified that **0** households were either under threat of homelessness or were living in temporary accommodation and this has been used as a baseline for the needs model.

Step 1.2 Overcrowding and concealed households

4.8 The extent to which households are overcrowded is measured using the 'bedroom standard'. This allocates a standard number of bedrooms to each household in accordance with its age/sex/marital status composition. A separate bedroom is allocated to each married couple, any other person aged 21 or over, each pair of adolescents aged 10-20 of the same sex and each pair of children under 10. Any unpaired person aged 10-20 is paired if possible with a child under 10 of the same sex, or, if that is not possible, is given a separate bedroom, as is any unpaired child under 10. This standard is then compared with the actual number of bedrooms (including bedsits) available for the sole use of the household.

4.9 There are **53** households who are currently living in overcrowded accommodation or are concealed households and are intending on moving in the next 5 years.

Step 1.3 Other groups

4.10 Table 2.1 identified a series of households who were in housing need for other reasons including the property is too expensive, difficult to maintain, household containing people with mobility impairment/special need, lacking amenities, disrepair and harassment.

4.11 A total of **109** households across Burtonwood were identified to be experiencing one or more of these needs factors and intending to move in the next five years. This figure is taken as the five year backlog of need from other groups.

Step 1.4 Total current housing need and financial testing

4.12 Having established the scale of need in Steps 1.1, 1.2 and 1.3, the extent to which households could afford open market prices was considered.

4.13 An 'affordability threshold' of households was calculated which takes into account household income, equity and savings. The household income component of the affordability threshold is based on 3.5 x gross annual income.

4.14 The affordability threshold was then tested against lower quartile asking prices in June 2012

4.15 During June 2012 there were a limited number of private rented dwellings available for rent and discussions with local estate agents indicate market prices are £500-£550 for 1 and 2 bedroom properties; £550 to £650 for three bedroom properties and £700+ for four bedroom properties. The cost of letting a property according to the number of bedrooms required by a household was factored into affordability testing.

4.16 Using evidence from the household survey, we have identified the extent to which households identified in Steps 1.1 could afford open market prices; and based on Steps 1.2 to 1.3, using evidence from the household survey, we have identified the extent to which households are in housing need in Burtonwood ***and*** whether they want to move to offset that need. A total figure for this is **87** households. The extent to which these households in need can afford open market solutions to address their need has been assessed.

Summary of Stage 1: Current need

4.17 In summary, of the households identified in Steps 1.1, 1.2 and 1.3, **87** households could not afford to move in the open market to offset their need.

Stage 2: Future need

Step 2.1 New household formation (gross per year)

4.18 National estimates of gross household formation derived from the Survey of English Housing/English Housing Survey have averaged 1.7% of total households over the past fives years. The latest data would suggest this has fallen to 1.4%.

4.19 Assuming a household formation rate of 1.4%, the annual number of new households forming in Burtonwood would be **22**.

Step 2.2 New households unable to buy or rent in the open market

4.20 Analysis of market prices relative to the incomes of households who have formed in the past five years indicates that 47.3% could not afford open 2012 market prices or rents. This equates to 11 newly-forming households each year who require affordable housing.

Step 2.3 Existing households expected to fall into need

4.21 An estimate of the number of existing households falling into need each year can be derived from housing association lettings data. This part of the model considers if any households had to move because they experienced a housing need and became homeless. Data indicates that there were **0** households who fell into need from within Burtonwood and were accommodated in Burtonwood.

Step 2.4 Total newly arising housing need (gross per year)

4.22 Total newly arising need is calculated to be **11** households each year (11 from new households and **0** from existing households falling into in need).

Stage 3: Affordable housing supply

4.23 The CLG model reviews the supply of affordable units, taking into account how many households in need are already in affordable accommodation, stock surpluses, committed supply of new affordable dwellings and dwellings being taken out of management (for instance pending demolition or being used for decanting).

Step 3.1 Affordable dwellings occupied by households in need

4.24 This is an important consideration in establishing the net levels of housing need[7]. A total of 30 households are current occupiers of affordable housing in need. Although the movement of these households within affordable housing will have a nil effect in terms of housing need (i.e. they already live in affordable housing), the sizes of property they could release if moving is considered in modelling.

Step 3.2 Surplus stock

4.25 A proportion of vacant properties are needed to allow households to move within housing stock. Across the social rented sector, this proportion is generally recognised as being 2%. Stock above this proportion is usually assumed to be surplus stock. The scale of vacant stock is in line with this proportion and therefore modelling assumes no surplus social rented stock.

Step 3.3 Committed supply of new affordable units

4.26 The modelling assumes there is no committed supply of affordable units in Burtonwood. This helps to determine the scale of absolute housing requirement prior to any further affordable housing development in the area.

[7] Strategic Housing Market Assessment Guidance (CLG, August 2007)

Step 3.4 Units to be taken out of management

4.27 The model assumes there will be no social rented units taken out of management over the next five years.

Step 3.5 Total affordable housing stock available

4.28 It is assumed that there are **30** affordable (social rented) dwellings available each year assuming existing tenants moved to offset their housing need. This figure would increase if any new affordable housing was built.

Step 3.6 Annual supply of social re-lets

4.29 The CLG model considers the annual supply of social re-lets. Table 4.3 summarises the total number of social rented re-lets which have averaged 9 over the period 2008/09 to 2010/11. However, an annual average of 3 lettings have been made to residents previously living in Burtonwood.

Table 4.3 Social rented re-lets (3 year total 2008/09, 09/10 and 10/11)

Type of household	Origin location			
	Burtonwood	Elsewhere Warrington	From outside Warrington	Total
Moved from outside Area	0	0	3	3
Existing household - previously social rented	2	1		3
Existing household - previously other tenure	2	6		8
Moved from Specialist Accom	0	1		1
Newly forming household	6	5		11
Total 3 years	**10**	**13**	**3**	**26**

Source: RSL CORE data

4.30 Address-level RSL CORE lettings data has been analysed for the three years 2008/9, 2009/10 and 2010/11. This information can be used to accurately assess the likely capacity of the social rented sector by location, size of property and designation (whether the property is general needs or older person). For the purposes of analysis, it is important to focus on the ability of households requiring affordable housing to access it. Therefore, the annual supply figures derived from CORE lettings data and used in modelling:

- **Exclude** those moving into accommodation from outside Burtonwood and households moving within the social rented stock; and
- **Include** households who moved from within Burtonwood into social renting from another tenure; newly-forming households originating in Burtonwood and moving in social renting; and households moving from specialist/supporting housing from within Burtonwood into affordable housing.

4.31 Analysis suggests that there is an annual average of **3** social rented dwellings let to new tenants i.e. households originating in Burtonwood who either moved into social renting from another tenure, were newly-forming households, or who moved from supported/specialist accommodation. Modelling therefore assumes an annual capacity of **3** dwellings for new tenants within Burtonwood.

Step 3.7 Annual supply of intermediate re-lets/sales

4.32 There were no intermediate re-lets or sales recorded by CORE over the period 2008/9, 2009/10 or 2010/11.

Annual supply of affordable dwellings

4.33 Table 4.4 summarises the total annual supply of social rented and intermediate tenure dwellings based on RSL Core lettings and sales data.

Table 4.4 Total average affordable housing supply (Social Rented) in Burtonwood

Designation	No. of bedrooms	Annual Supply
General needs	1	
	2	1
	3	1
Older person	1	1
	2	
	3	
TOTAL		**3**

Source: RSL Core lettings and intermediate sales data for 2008/9, 2009/10 and 2010/11;

Stage 4: Estimate of annual housing need

Overview

4.34 Analysis has carefully considered how housing need is arising within Burtonwood by identifying existing households in need (and who cannot afford market solutions), newly-forming households in need and existing households likely to fall into need.

4.35 This has been reconciled with the supply of affordable dwellings which considers location, size and designation (i.e. for general needs or older person). Based on the CLG modelling process, analysis suggests that there is an overall net shortfall of **19** dwellings each year over the period 2012/13 to 2016/17.

4.36 For critical stages of the needs assessment model (Step 1.1, Step 1.4, Step 2.4 and Step 3.8), information is broken down by designation (general needs and older) and property size. This goes beyond the requirement of the SHMA guidance but allows a detailed assessment of the overall housing requirements of households in need and provides clear affordable requirement information. In turn, this can help identify where there are shortfalls and sufficient capacity of affordable housing, and help to shape policy responses.

4.37 Stage 4 brings together the individual components of the needs assessment to establish the total net annual shortfall.

4.38 Step 4.1 is the total backlog need which is derived from the number of households in Step 1.4 minus total affordable housing stock available (Step 3.5).

4.39 Step 4.2 is a quota to reduce the total backlog need which is assumed to be 20% each year (which is a standard modelling assumption suggested by the CLG guidance).

4.40 Step 4.3 is the annual backlog reduction based on step 4.2.

4.41 Step 4.4 is a summary of newly-arising need from both newly forming households and existing households falling into need.

4.42 Step 4.5 is the total annual affordable need based on steps 4.3 and 4.5.

4.43 Step 4.6 is the annual social rented capacity based on step 3.8.

Total net shortfall

4.44 Table 4.5 summarises the overall annual net affordable housing requirements for Burtonwood by designation (general needs and older person) and property size.

4.45 It suggests a range of needs including 12no. smaller (one and two bedroom) general needs and 7no. three bedroom general needs. Analysis indicates and overall balance in supply/need for older persons' provision based on current supply and need over the next five years.

Table 4.5 Net affordable housing requirements – annual requirements 2012/13 to 2016/17

Designation	No. Beds	Net annual requirement
General Needs	1	4
	2	8
	3	7
	4	0
Older Person	1	-2
	2+	2
Total		**19**

4.46 Analysis indicates a net shortfall of 19 dwellings each year, which extrapolated over five years would result in a net affordable shortfall of 95 dwellings.

4.47 It is important to note that the analysis demonstrates the degree to which there is a balance between supply and need for affordable housing. The actual proportion of affordable housing to be delivered needs to be informed by an economic viability assessment.

Tenure and dwelling type profile of affordable dwellings

4.48 Affordable housing includes social rented, affordable rented and intermediate tenure dwellings. New development will be affordable rented (with rents of up to 80% open market rent) and in order to recommend an appropriate split between social rented and intermediate tenure, the stated preferences of households and the relative affordability of different tenure options is now reviewed.

Affordable tenure preferences

4.49 Households in the 2012 survey were asked to state tenure preferences and evidence suggests that an element of intermediate tenure dwellings could be considered as part of affordable housing delivery in Burtonwood. Evidences suggests a tenure split of around 81.6% social (affordable) rented and 18.4% intermediate tenure (Table 4.6). However, this is based on household aspirations and, in the case of intermediate tenure preferences, not necessarily the ability to secure a mortgage.

Table 4.6 Affordable tenure preferences

Tenure preference	Existing Households		Newly-forming households		Total	
	% would consider	Number	% would consider	Number	% would consider	Number
Social Rent	84.0	9	79.2	9	**81.6**	**18**
Intermediate Tenure	16.0	2	20.8	2	**18.4**	**4**
Total	100.0	11	100.0	11	**100.0**	**22**

Source: 2012 household survey

4.50 In terms of dwelling types, households would consider a range of property types as summarised in Table 4.7, but principally houses and flats.

Table 4.7 Affordable dwelling type preferences

Property type	Existing households		Newly-forming		Total	
	%	Number	%	Number	%	Number
House	69.5	8	35.8	4	52.6	12
Flat	13.2	1	59.1	6	36.1	8
Bungalow	17.4	2	5.2	1	11.3	2
Total	100.0	11	100.0	11	100.0	22

Source: 2012 household survey

5. Housing demand

5.1 This section considers the extent to which there is open market demand in Burtonwood and the range of dwellings which are required to address demand from the existing population.

5.2 The 2012 household survey included a question on whether the household plans to move in the next five years. A total of 192 households (12.5%) were planning to move, a further 8% wanted to move but were unable to and 79.5% were not planning to move. Of the 192 households planning to move, 141 expect to move in the open market (which equates to 9.1% of all households). Of these households, 54.2% stated that their first preference would be to live in Burtonwood, 20.3% elsewhere in Warrington and 25.5% outside Warrington Borough.

5.3 Therefore, the annual market requirement from households from within Burtonwood would be around 15 each year. However, trends in household mobility indicate that only a minority of households moving in the open market originated in Burtonwood. Over the past 5 years, a total of 276 households have moved into open market dwellings in Burtonwood. Of these, 21.2% originated from Burtonwood (58 in total or 12 each year), 43.1% originated from elsewhere in Warrington Borough (121 or 24 each year) and 31.1% originated from outside Warrington Borough (97 or 19 each year).

5.4 Therefore, Burtonwood has experienced a total housing market demand from 54 households each year on the basis of past trends.

5.5 In terms of supply, property sales have fallen and have averaged 22 over the past three years[8]. An average of 18 private lets become available each year based on household survey data, suggesting a current annual supply of 40 market dwellings each year and therefore a shortfall of 14 market dwellings each year.

5.6 An analysis of the housing aspirations and expectations of households planning to move in the open market is summarised in Table 5.1. This indicates that most households would like to move to a detached house or bungalow; however most expect to move to a detached or semi-detached house.

5.7 In terms of number of bedrooms, 32.7% would like to move to a smaller one or two bedroom property, 27.1% a three bedroom and 40.2% to a property with four our more bedrooms. In contrast, 51.7% expect to move to a smaller property (with 48.9% expecting to move to a two bedroom property), 34% to a three bedroom property and 14.2% to a property with four or more bedrooms.

[8] www.Zoopla.com

Table 5.1 Housing market demand

No. Bedrooms	Property Type: Would like to move to					
	Detached house	Semi-detached house	Terraced house	Flat / apartment	Bungalow	Total
One				2.8		2.8
Two	6.9			2.8	20.1	29.9
Three	20.1		6.9			27.1
Four	33.3					33.3
Five	6.9					6.9
Total	67.4	0.0	6.9	5.6	20.1	100.0
No. Bedrooms	Property Type: Expect to move to					
	Detached house	Semi-detached house	Terraced house	Flat / apartment	Bungalow	Total
One				2.8		2.8
Two	7.1	20.6	7.1	7.1	7.1	48.9
Three	7.1	27.0				34.0
Four	7.1					7.1
Five	7.1					7.1
Total	28.4	47.5	7.1	9.9	7.1	100.0
Base	141 households					

5.8 The household survey also asked respondents planning to move which aspects of design for new homes would be important to them (Table 5.2)

5.9 Table 5.2 indicates there were some factors which were identified by households as being particularly important, namely:

- Dwellings should have bedrooms on the same level;
- Dwellings should have a large garden/yard;
- Dwellings should have a garden/yard which backs onto another garden/yard

Table 5.2 Aspects of house design

Aspect of dwelling	No.	%
Dwellings should have an open plan kitchen/diner	29	21.8
Dwellings should have separate kitchen and dining room	32	24.6
It doesn't matter	70	53.6
Total	131	
Dwellings should have bedrooms on the same level	55	41.9
Dwellings should have bedrooms on different levels	38	29.1
It doesn't matter	38	29.1
Total	131	
Houses should be two storey	51	40.2
Houses should be three or more storeys	10	7.5
It doesn't matter	67	52.3
Total	128	
Dwellings should have a kitchen facing to the rear of the	61	46.4
Dwellings should have a kitchen facing the front of a property	0	0.0
It doesn't matter	70	53.6
Total	131	
Dwellings should have a large garden / yard	76	58.1
Dwellings should have a small garden / yard	29	21.8
It doesn't matter	26	20.1
Total	131	
Dwellings should have a garden / yard that backs on to another dwelling's garden / yard	76	58.1
Dwellings should have a garden / yard that backs on to an alleyway / car parking space/s	10	7.3
It doesn't matter	45	34.6
Total	131	
Where appropriate a dwelling should have a balcony that provides useable outside space for the occupier	13	10.0
Where appropriate a dwelling should have a Juliet balcony that does not provide useable outside space for the occupier	0	0.0
It doesn't matter	118	90.0
Total	131	

Source: 2012 household survey

5.10 Three local agents were interviewed as part of the research to ascertain their views on general market dynamics and any particular shortfalls in provision in Burtonwood. They indicated that:

- Sales had reduced since the down turn but that the area was still popular and sales were steady. There was a healthy older person market looking for downsizing and bungalows
- The First Time Buyer market was slow but there were many first time buyers looking to buy in this area and surrounding areas. First Time buyers will look at a wide location to try to get on the property ladder

- The demand was for 2, 3 bed homes and bungalows were in good demand. Flats were less popular but if in the right location could sell
- New build homes should be well located near transport links and shops and amenities. They should provide a range of bed sizes and have gardens. Bungalows would be popular. There is a shortfall of good quality new build properties.
- The agents had seen a growth in the private rented market which was described as relatively healthy.

6. Older persons' requirements

6.1 The household survey asked which of a range of older persons' housing options would seriously be considered if relevant to the respondent (Table 6.1).

6.2 Table 6.1 indicates that the vast majority of households (79.6%) want to continue to stay in their current home with support when needed. Between 100 and 200 households would also consider a range of other options including renting/buying sheltered accommodation, renting from a Housing Association and renting extra care housing.

Table 6.1 Older persons' housing options

Housing option	% of households	No. of households
Continue to live in current home with support when needed	79.6	734
Buying a property on the open market	12.7	117
Rent a property from a private landlord	6.0	55
Rent from Housing Association	12.5	115
Sheltered housing - To Rent	17.7	163
Sheltered housing - To Buy	10.8	100
Sheltered housing - Part Rent / Buy (shared ownership)	9.4	86
Extra care housing - To Rent	16.9	156
Extra care housing - To Buy	9.2	85
Extra care housing - Part Rent / Buy (shared ownership)	9.4	86
Residential care home	6.7	62
Co-housing - you own home in a small community which shares facilities	14.4	

Base: 1893 responses from 923 households

6.3 This analysis points to a need to continue to diversify the range of older persons housing within Burtonwood. However, it should be noted that the needs analysis suggested there was sufficient affordable older persons dwellings, what is particularly needed is a diversification in the range of specialist provision on the open market.

7. Concluding comments

7.1 The purpose of this report has been to review the overall housing market in Burtonwood set within the context of community dynamics and household aspirations.

7.2 Burtonwood is part of a wider Warrington housing market, with a majority of households moving to Burtonwood either originating from the locality or from elsewhere in Warrington. Burtonwood also operates as a commuter area for locations elsewhere in Warrington and into Merseyside, Cheshire and Greater Manchester. Although the study has focused on the current residents of Burtonwood, it is clear that future development should reflect the broader strategic requirements of Warrington Borough which will be presented in the Council's forthcoming Local Plan.

7.3 The study has demonstrated that the Burtonwood community would benefit from the development of a range of affordable and open market and specialist older persons' market dwellings.

7.4 Specifically, the study has identified:

- An annual shortfall of 19 affordable dwellings (12no. one and two bedroom; 7no. three bedroom) from households within Burtonwood, with a suggested tenure split based on household tenure aspirations of 81.6% social (affordable) rented and 18.4% intermediate tenure dwellings and a preference of houses and flats;
- A market requirement from 15 households originating within Burtonwood and a total of 54 households each year from households originating either from within Burtonwood, from Warrington or further afield. However, property sales have fallen and have averaged 22 over the past three years. An average of 18 private lets become available each year, suggesting a current annual shortfall of 14 market dwellings each year. However, this figure reflects the sluggishness of the current housing market and arguably this figure should be higher and in the region of a 20-30 market dwelling shortfall each year. The household survey indicated a particular demand for detached and semi-detached houses; and properties with two, three and four bedrooms.
- A community requirement for a greater range of shops, a village centre and sport/leisure facilities

7.5 Therefore, the study has demonstrated a shortfall in both affordable and open market provision. The balance of delivery between affordable and open market delivery should reflect economic viability of delivering affordable housing and forthcoming Local Plan policies.

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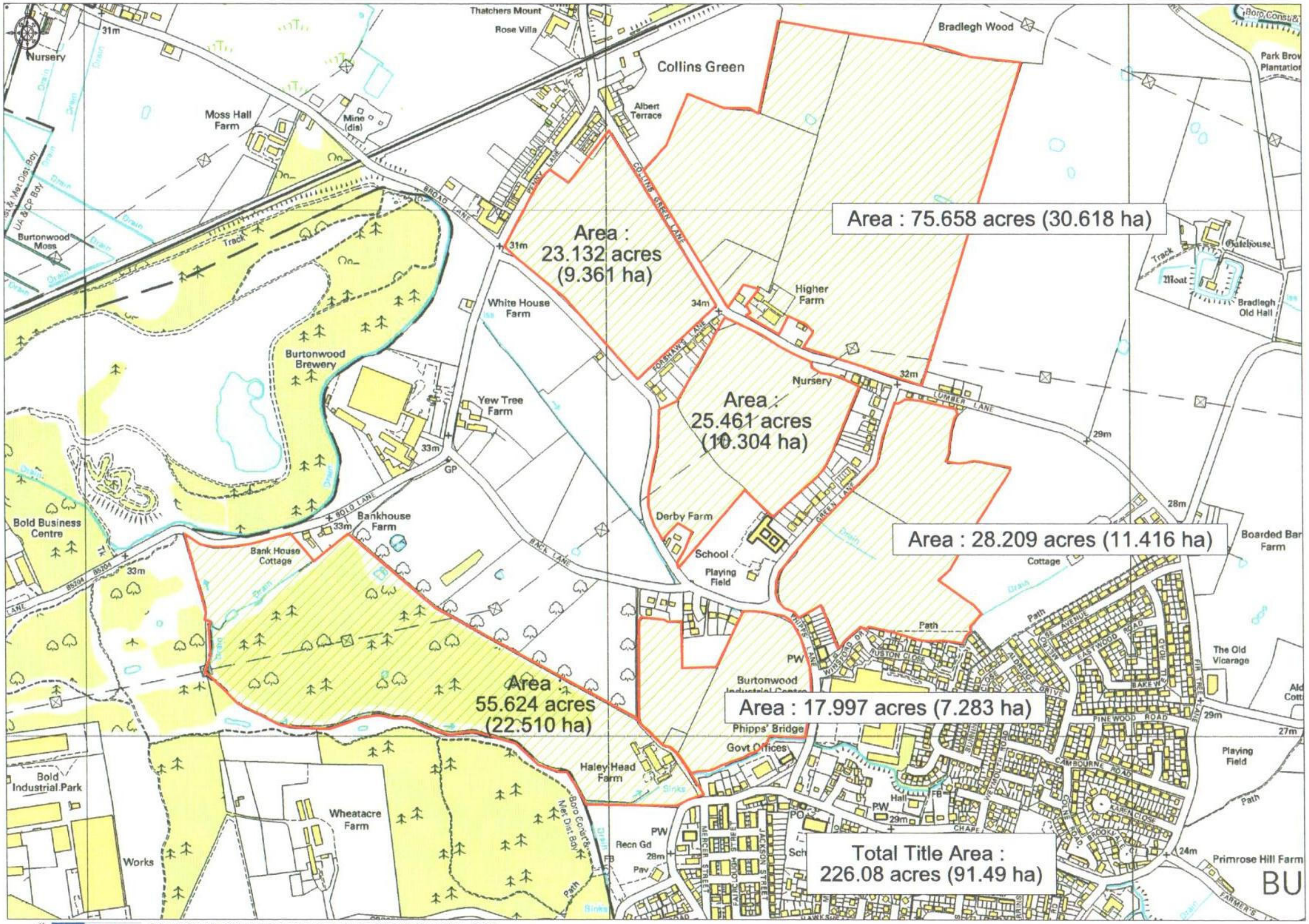
Plan NT1

Northern Trust Company Limited
Land ownership at Burtonwood



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PLANNING

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Ref: 2562ma/L019m

Date: 5 Dec 2016

Dear Sirs

WBC Local Plan Review – Call for Sites

Northern Trust Company Limited

Call for Sites

On behalf of Northern Trust Company Limited (herein referred to as 'Northern Trust' or 'NT') this letter accompanies and appends additional information to its submissions for three parcels of land at Burtonwood for consideration for de-allocation from the Green Belt and allocation for residential-led development and Safeguarded Land. The three sites are all currently identified in the SHLAA as follows:

- Site 1 Land bounded by Green Lane/ Lumber Lane/ Phipps Lane/ Winsford Drive (SHLAA 1654)
- Site 2 Land West of Phipps Lane (SHLAA 1655)
- Site 3 Lumbers Lane/ Forshaw's Lane/ Phipps Lane (SHLAA 1656)

Additional information is enclosed with this letter as follows:

- Northern Trust landownership plan at Burtonwood
- Sites 1 & 2 SA Scoping Report – Appendix A summary (provided as separate files for representations for ease, but repeats the same information)
- Site 2 Illustrative Masterplan
- Site 2 Drainage plan
- Arc4 Burtonwood Housing Market Assessment (September 2012)

This letter supplements our separate response to the Regulation 18 Response Form and questions 1 to 4.

DPP One Limited
Company number 08129507
VAT number 138284595

Opportunity

Northern Trust is a major landowner at Burtonwood. As such it is in a unique position to provide an opportunity for long-term, planned sustainable growth at Burtonwood to meet existing and future housing needs. Its position is such that it can provide such needs alongside supporting open space, recreation and support to social and community facilities. For example, it has the ability to provide land for the expansion, were it needed, for Burtonwood Community Primary School. It also has land in the heart of the village at Phipps Lane that can provide a suitable location of additional employment or retail facilities to complement and support existing services.

The necessity for Green Belt release in the Local Plan Review provides the opportunity to comprehensively consider the spatial vision for development within the borough and specifically to redress the needs of Burtonwood. The previous land review concentrated all development to the urban area of Warrington and provided no opportunities for growth at Burtonwood.

Housing needs

In evidence to the previous local plan inquiry Arc4 for Northern Trust, provided evidence that then (September 2012) there was a discrete requirement for market, affordable housing and specialist older persons' housing in Burtonwood. The findings accepted Burtonwood is part of the wider Warrington housing market (Mid-Mersey HMA) and that a majority of households moving to Burtonwood either originate from the locality or from elsewhere in Warrington. It also showed that Burtonwood operates as a commuter area for locations elsewhere in Warrington and into Merseyside, Cheshire and Greater Manchester.

The 2012 Study focused on the current residents of Burtonwood but was clear that future development should reflect the broader strategic requirements of Warrington Borough. At the previous plan review it was determined that the Warrington urban area and strategic sites would be sufficient to accommodate without need of land from the Green Belt. This effectively prevented any consideration of providing for strategic requirements in Burtonwood.

The study also demonstrated that the Burtonwood community would benefit from the development of a range of affordable and open market and specialist older persons' market dwellings. Specifically, the study identified an annual shortfall of 19 affordable dwellings (12no. one and two bedroom and 7no. three bedroom); a market requirement in the region of a 20-30 market dwellings per annum and a community requirement for a greater range of shops, a village centre and sport/leisure facilities.

A copy of the 2012 Study is provided as reference. It is accepted that matters will have moved on since 2012, but given the lack of development opportunities within Burtonwood, it is highly unlikely that there has been any significant improvement in terms of meeting the identified needs. Moreover, it is highly likely that there has been a worsening.

Northern Trust intends to provide updated evidence to demonstrate the local needs for the proposed plan period. But even if we assume that there is no backlog of needs to redress to 2016, and the level of annualised need has not increased, there is potential requirement to deliver over 15 years (plan period) in the region of 600 homes, both market and affordable.

Sites

Three sites are put forward for consideration as listed above and illustrated in the redline plans to the Call for Sites as well as identified in the SHLAA.

Green Belt Assessment

It is noted that the Green Belt Assessment has considered two sites – BW2 which correlates to SHLAA 1655 and BW3 which covers SHLAA 1656. Site BW2 is considered to make a 'Strong Contribution' to purposes of the Green Belt and Site BW3 a 'Moderate Contribution'. It is significant that of all nine parcels of land assessed around Burtonwood only Site BW3 is of 'Moderate Contribution', all others are assessed as 'Strong'.

The Green Belt Assessment calls for a degree of judgment. In our view the judgment and balance on Site BW2 is wrong. We consider the assessment on the relative weakness of the western boundary, and thus in the view of ARUP that the site has strong role in preventing encroachment into the open countryside, is not true. The western boundary has a clearly defined and strong boundary marked by mature hedgerow, trees and follows the access lane to Healey Head

Farm from the north off Phipps Lane. It is our view that weakness is overstated and this parcel that has a good degree of containment and relationship to the urban area with effectively three sides bounded by built development, has at best a 'Moderate Contribution'.

We agree with the 'Moderate Contribution' finding to Site BW3.

SHLAA site 1656 is not identified in the Green Belt Assessment. Though it is accepted the parcel is one removed from the settlement by parcel BW3, we consider this land has merits for future Safeguarded Land. As with Parcel BW3 it too has no contribution to two purposes (check unrestricted sprawl of Warrington and preserving a setting of an historic town), has a weak contribution to merging of towns (non-essential gap), has a moderate contribution to assisting urban regeneration of land (as with all parcels) and in our view a moderate contribution to safeguarding encroachment of countryside. We reach the view on moderate because the parcel is clearly defined and constrained by existing development on two boundaries and public highway to all four boundaries.

It is our view that on the basis of housing needs for Burtonwood identified in 2012, which will be updated in further submissions, and a need to provide a spatial distribution of sustainable development opportunity to all settlements in the borough, that both sites BW2 and BW3 need to be released for development in this Local Plan Review. But the third parcel (SHLAA 656) need only be Safeguarded. Its position with clearly defined boundaries makes presently a 'moderate contribution' to the Green Belt in our view and would be suitable location for future growth. We reach this conclusion because it provides a clear continuation of the future urban area (assuming parcel BW3 is developed), but is closely related to existing housing on Green Lane and Forshaw's Lane, and provides expansion opportunity to the Burtonwood Community Primary School. In contrast parcels BW4 to BW9 all display a degree of irregular boundaries away from the existing urban area and would not provide a concentration of development into the knot of the settlement focused on Phipps Lane / Clay Lane that circles parcel BW2.

Sustainability Appraisal and Scoping Report

Enclosed is a short review of the two principle opportunities for development at site BW2 (SHLAA 1655) and BW3 (SHLAA 1654). It demonstrates that both sites score well on measures of sustainability given the degree of existing community and support facilities within Burtonwood and accessibility to principle road network and employment opportunities. It is recognised a community such as Burtonwood is not able to improve accessibility to railway stations and secondary schooling will have to take place outside the village. But in all other respects it is clear that both parcels of land, and the location of Burtonwood is a sustainable location, and the availability of land in control of Northern Trust will permit on-site mitigation and provision of required facilities.

Masterplan opportunity

Enclosed is an earlier consideration for the development of parcel BW2 (SHLAA 1655) demonstrating the ability to deliver a landscaped housing development, incorporating and mitigating existing water features and provision of new public open space into the heart of the village.

It is Northern Trust's intention to develop this first concept into a wider sustainable development opportunity with its land interest at parcel BW3. In combination there is the ability to provide for the full needs of the community over the plan period, and to do so viably with provision of necessary infrastructure support. I.e. support for highways, public transports, school spaces (primary), open space, recreation and community facilities. This could also include potentially investigate small scale retail or employment uses as part of a mixed-use proposal.

It is considered that the opportunity for a comprehensive, masterplan-led development is the right way forward for the community that can best balance need with providing adequate supporting infrastructure. It is our view that the other assessed parcels BW4 to BW9 all have restrictions on the ability to build a sustainable community by reason of location separated from existing village core at Phipps Lane and services, by being located across the clear settlement edge at Fir Tree Lane (BW4 and BW5), locked behind existing homes (BW6 to BW8) or too peripheral (BW8 part and BW9).

Northern Trust welcomes the opportunity to discuss the development options with officers as part of the evolving plan process and formation of a preferred option.

Yours faithfully

[redacted]

Richard Purser
Associate Director
DPP One Limited

Enc. As per list top letter

cc. Northern Trust Company Limited