

Appendix 1

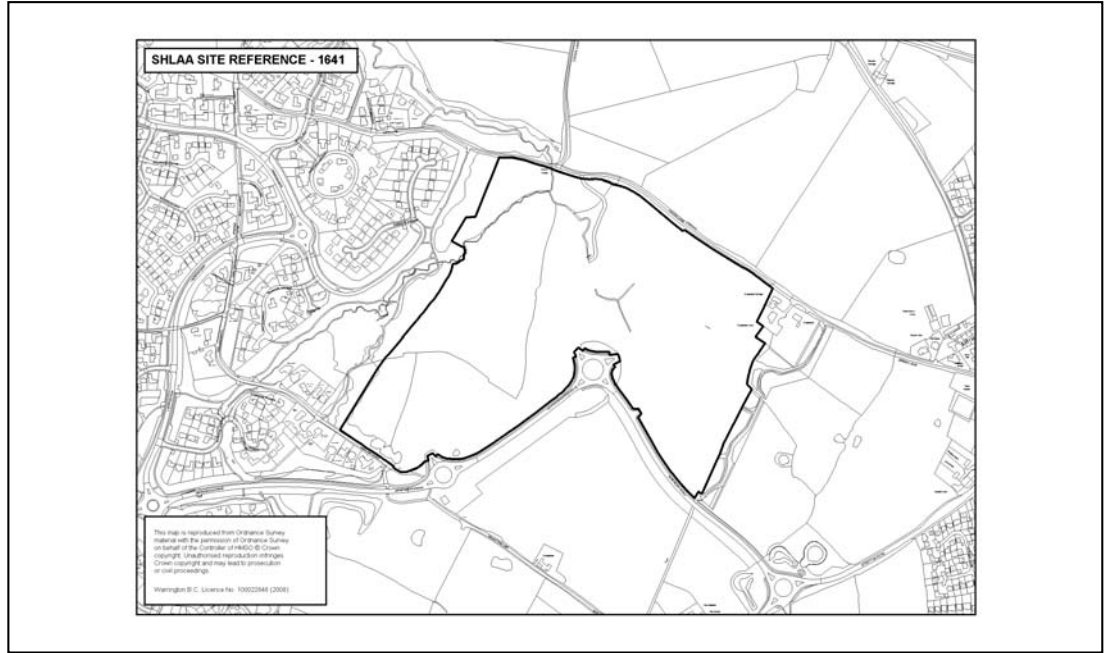
Site Proformas

Site Name: Land at Appleton Cross
Site Address: Off Dipping Brook Avenue
Ward: Grappenhall
Existing Use: New Town Reserved Land

Gross Site Area (Ha): 22 **Net Developable Site Area (Ha):** 14

Planning Permission History: 2017/29930

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: Yes
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 350
Residual Net Capacity: 350

Deliverable 2018-2023: 294	
2018/19:	2019/20: 42
2020/21: 84	2021/22: 84
2022/23: 84	
Developable 2023-2028: 56	
2023/24: 56	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

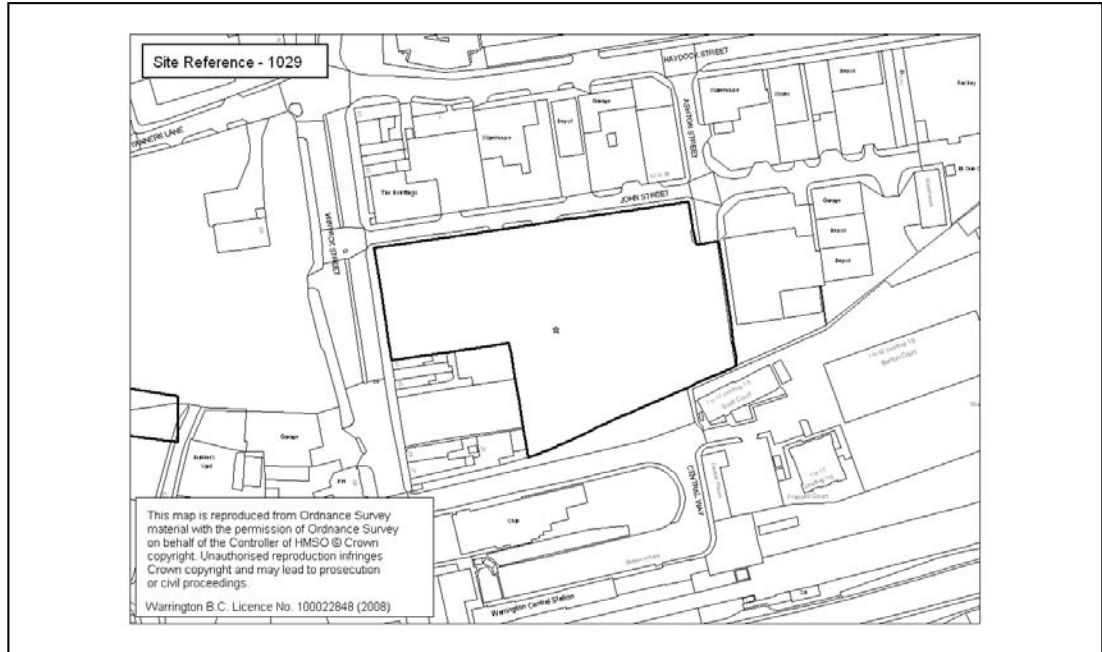
Concluding Recommendation: Suitable, available and achievable

Site Name: Land at John St/Winwick Street
Site Address: Warrington, WA4 6NL
Ward: Bewsey & Whitecross
Existing Use: Vacant Land

Gross Site Area (Ha): 0.84 **Net Developable Site Area (Ha):** 0.76

Planning Permission History: 2017/31394

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: n/a



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 362
Residual Net Capacity: 362

Deliverable 2018-2023: 134	
2018/19:	2019/20:
2020/21:	2021/22: 134
2022/23:	
Developable 2023-2028: 228	
2023/24: 228	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however being promoted for development; is subject to a current planning application and is expected to obtain planning approval and be commenced within the deliverable (0-5) period.

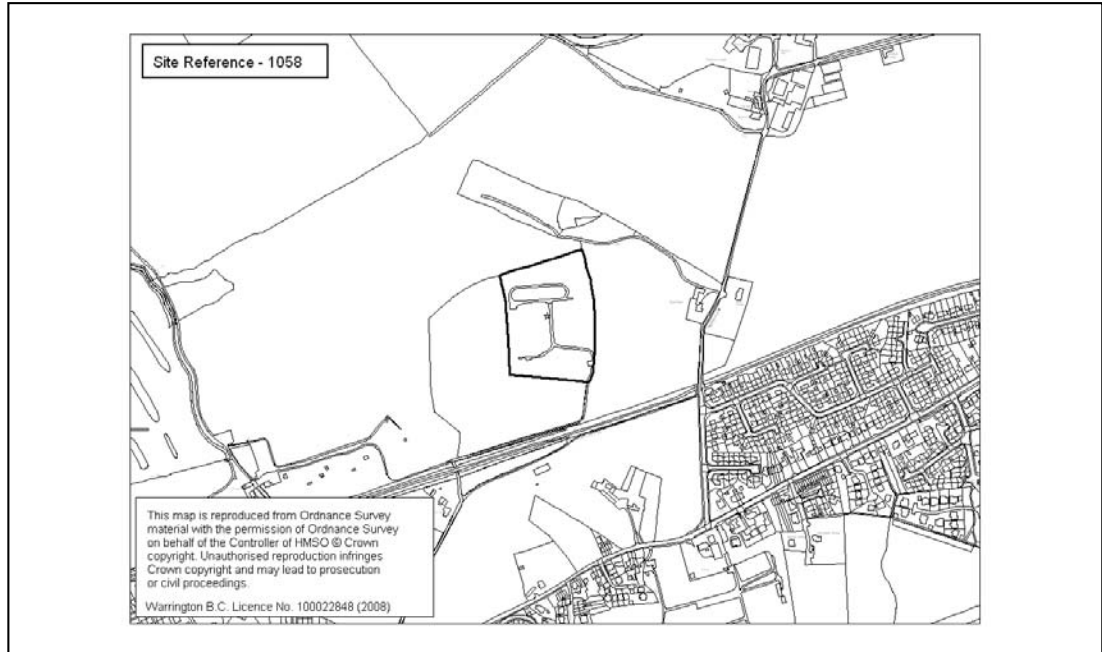
Concluding Recommendation: Suitable, available and achievable

Site Name: Former Sewage Works
Site Address: Sewage Works off, Reddish Lane, Lymm
Ward: Lymm North & Thelwall
Existing Use: Defunct sewage works

Gross Site Area (Ha): 2.4 **Net Developable Site Area (Ha): 2.4**

Planning Permission History: 2012/21055

Green Belt: Yes
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 1
Residual Net Capacity: 1

Deliverable 2018-2023: 1	
2018/19:	2019/20: 1
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

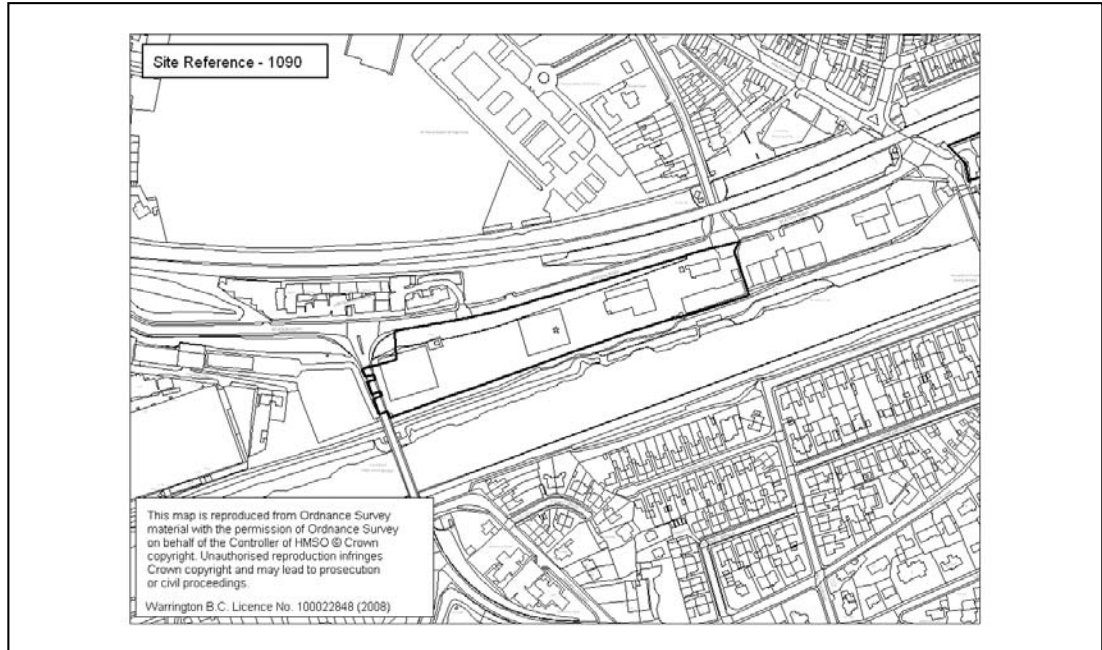
Concluding Recommendation: Suitable, available and achievable

Site Name: Beers Building Co
Site Address: Station Road, Latchford, WA4 2AD
Ward: Latchford East
Existing Use: Derelict site

Gross Site Area (Ha): 1.75 **Net Developable Site Area (Ha):** 1.58

Planning Permission History: (previous consents) 2008/12523, 2008/12578 and 2011/18363

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 158
Residual Net Capacity: 157.50

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 158	
2023/24: 40	2024/25: 40
2025/26: 40	2026/27: 38
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however being actively promoted as a development opportunity and is in a relatively high demand market area. On this basis the site is therefore considered to be developable (6-10).

Concluding Recommendation: Suitable, available and achievable

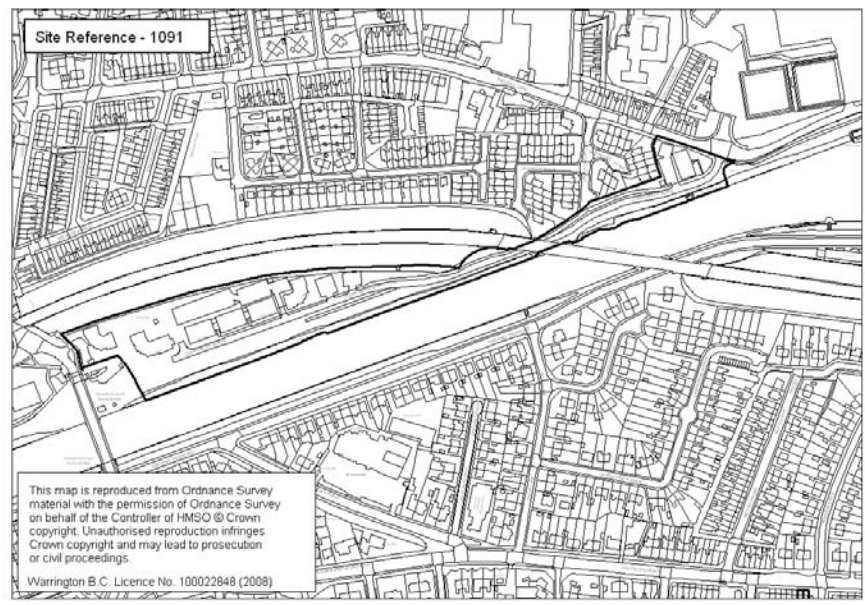
Site Name: Manchester Ship Canal
Site Address: Mineral Railway, Thelwall Lane, Latchford, WA4 1NJ
Ward: Latchford East
Existing Use: Largely complete residential estate.

Gross Site Area (Ha): 2.54

Net Developable Site Area (Ha): 2.54

Planning Permission History: 2006/08928

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: n/a
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 122
Residual Net Capacity: 0

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable, and development is COMPLETE.

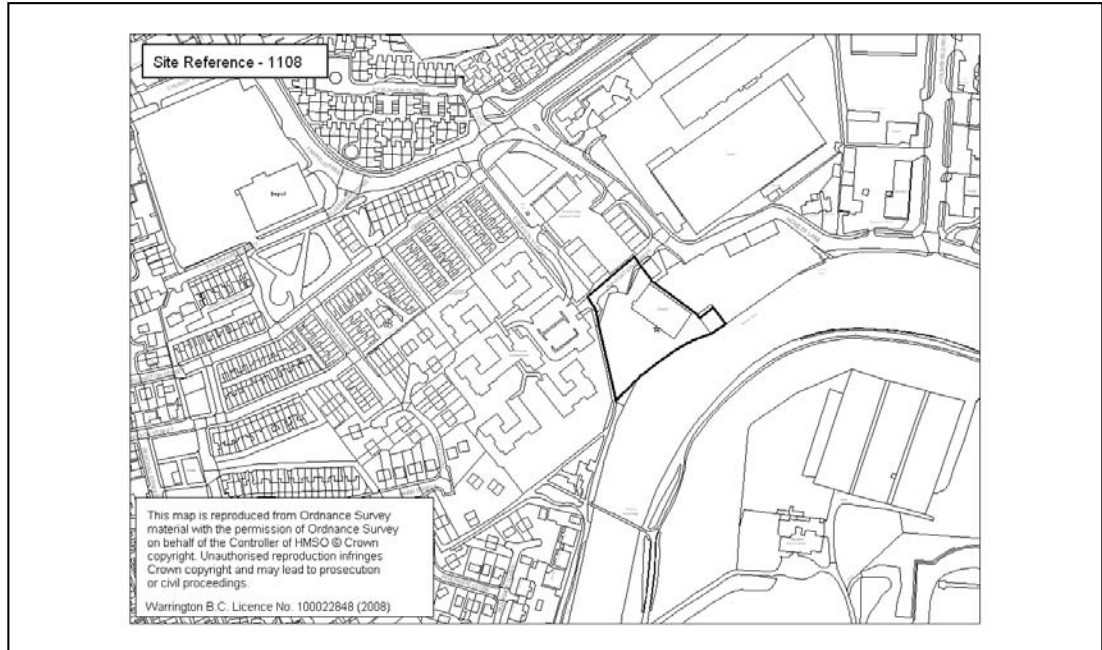
Concluding Recommendation: Suitable, available and achievable

Site Name: Edwards Cheshire
Site Address: Navigation Street, Warrington, WA1 2EL
Ward: Fairfield & Howley
Existing Use: Vacant Land

Gross Site Area (Ha): 0.57 **Net Developable Site Area (Ha):** 0.57

Planning Permission History: 2007/10238

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 76
Residual Net Capacity: 76

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 76	
2023/24: 17	2024/25: 35
2025/26: 24	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Recent developer interest in the site. No alternative planning application submitted, so extant planning permission used.

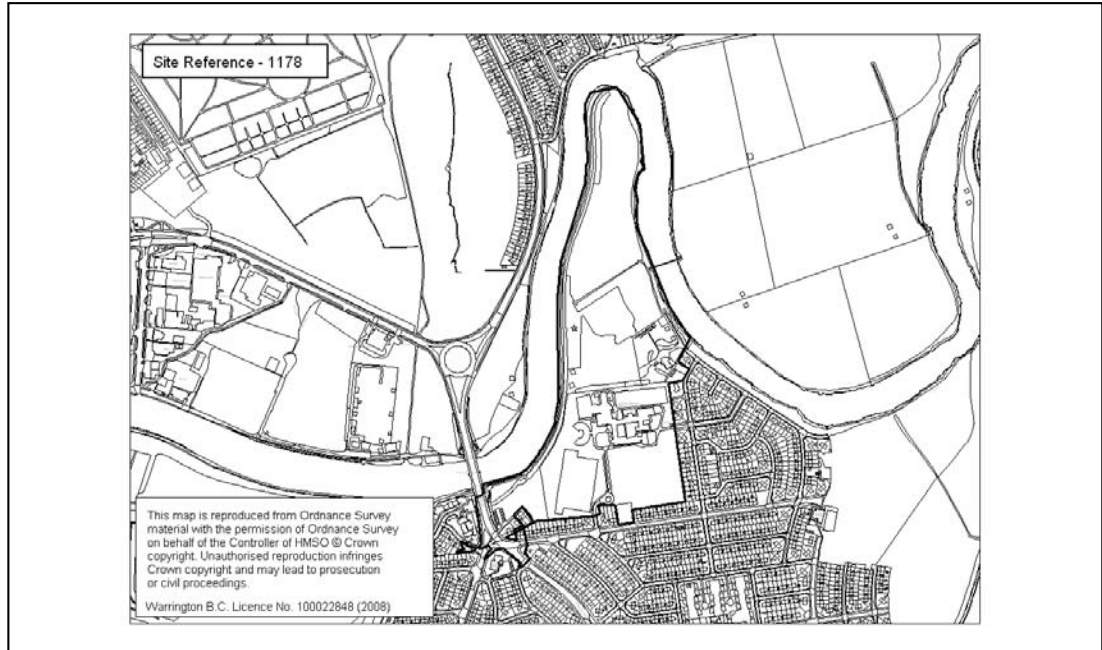
Concluding Recommendation: Suitable, available and achievable

Site Name: Cardinal Newman High School
Site Address: Bridgewater Avenue, Latchford, WA4 1RX
Ward: Latchford East
Existing Use: School Ground

Gross Site Area (Ha): 2.72 **Net Developable Site Area (Ha):** 2.72

Planning Permission History: 2007/12025 and 2010/17569

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 3a
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 110
Residual Net Capacity: 110

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 87	
2023/24:	2024/25:
2025/26: 17	2026/27: 35
2027/28: 35	
Developable 2028-2033: 23	
2028/29: 23	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, likely to be available and achievable but does not currently benefit from a planning approval for residential development. The site is however in a relatively strong market area and there has been recent interest in similar sites nearby. On this basis the site is therefore considered to be developable in the medium term (years 6-10).

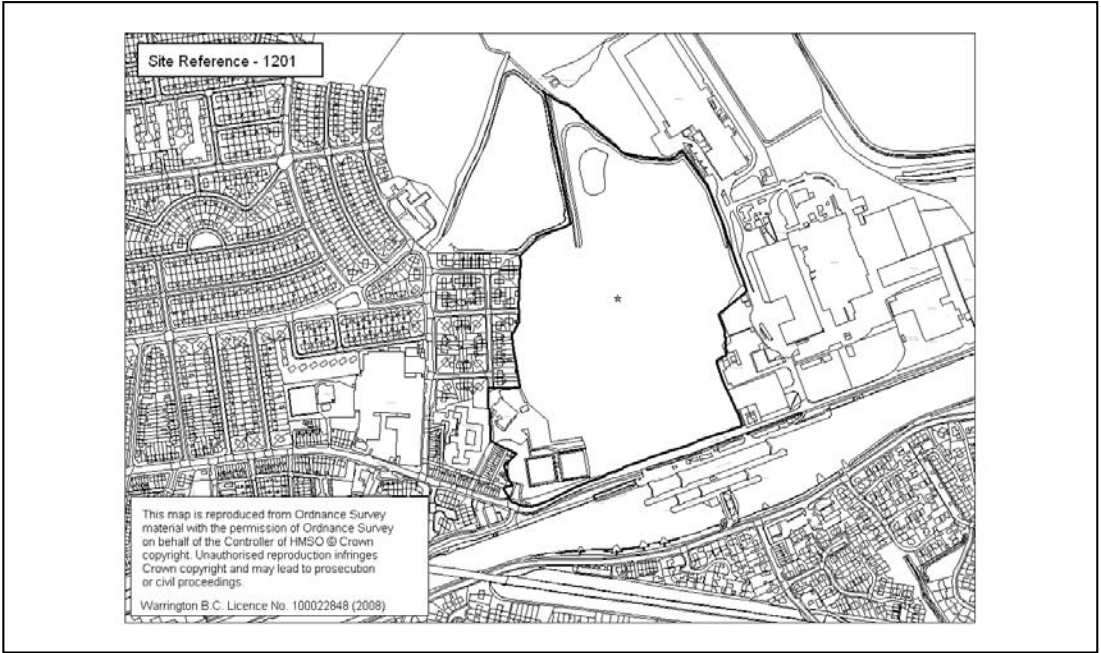
Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: New World Ltd
Site Address: New World House, Thelwall Lane, Warrington, WA4 1NL
Ward: Latchford East
Existing Use: Residential development site.

Gross Site Area (Ha): 13.91 **Net Developable Site Area (Ha):** 13.91

Planning Permission History: 2007/11944 and 2009/14707 and 2010/17050

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: n/a



Active Use: n/a
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: n/a
Known Demand for Housing: n/a
Similar Sites Developed Nearby in last 5 years: n/a

Recommended Gross Capacity: 489
Residual Net Capacity: 34

Deliverable 2018-2023: 34	
2018/19: 34	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable and available with the planning permission implemented and the site having already yielded significant completions to date. The remaining capacity is likely to be realised across the deliverable (0-5).

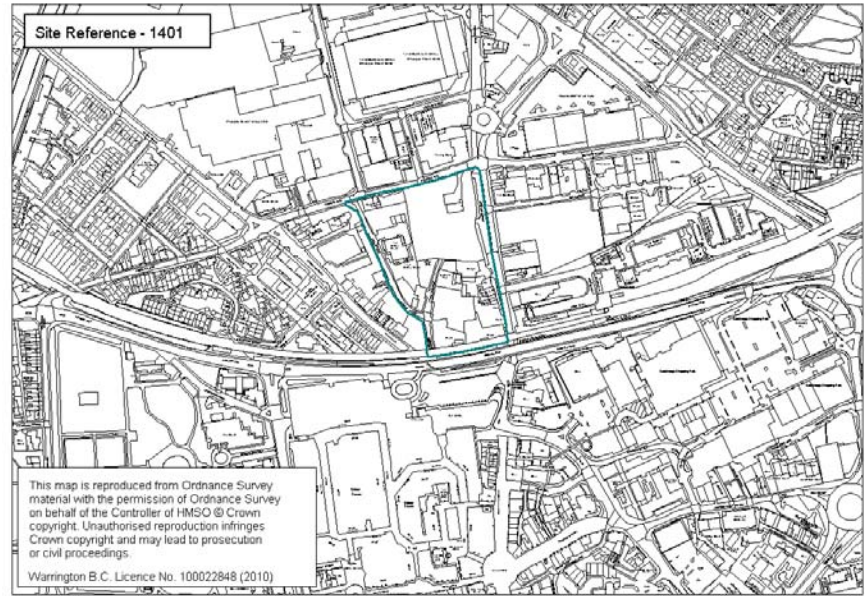
Concluding Recommendation: Suitable, available and achievable

Site Name: Land at Winwick Street
Site Address: Tanners Lane, Dallam Lane, Warrington, WA2 7NG
Ward: Bewsey & Whitecross
Existing Use: Mixed use

Gross Site Area (Ha): 3 **Net Developable Site Area (Ha):** 2.25

Planning Permission History: 2005/07132

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: Interaction with other uses now on the site (office/higher education uses).
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: No

Recommended Gross Capacity: 20
Residual Net Capacity: 20

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 20	
2023/24: 20	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable in the medium term with residential development likely to be brought forward as part of a mixed use scheme. The site is therefore considered to be developable (6-10).

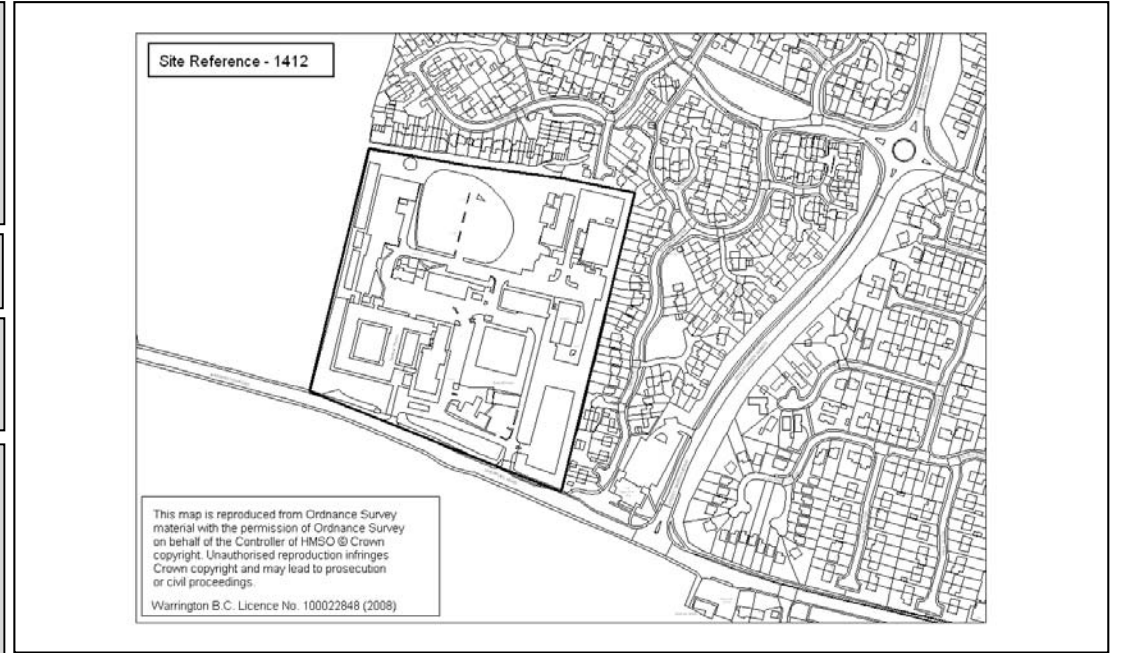
Concluding Recommendation: Suitable, available and achievable

Site Name: Land at Dawson House
Site Address: Liverpool Road, Great Sankey, Warrington, WA5 3LW
Ward: Great Sankey North & Whittle Hall
Existing Use: Offices

Gross Site Area (Ha): 5.78 **Net Developable Site Area (Ha):** 5.78

Planning Permission History: 2011/18949 & 2016/23929 & 2016/29330

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 140
Residual Net Capacity: 127

Deliverable 2018-2023: 127	
2018/19: 17	2019/20: 35
2020/21: 35	2021/22: 35
2022/23: 5	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable. As site has planning permission, it is considered part deliverable (0-5 yrs) and part developable (6-10 yrs) due to lead in times which reflect that it is not currently under construction.

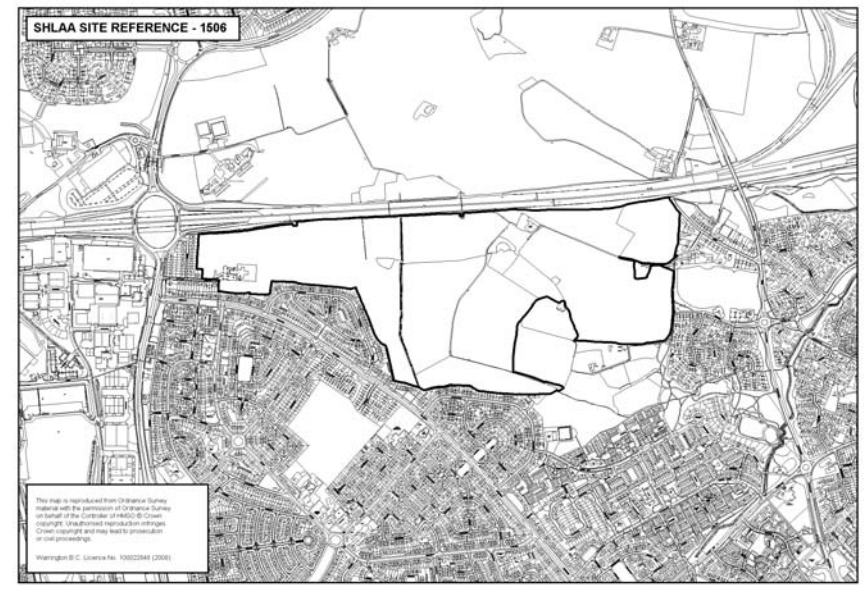
Concluding Recommendation: Suitable, available and achievable

Site Name: Peel Hall
Site Address: South of the M62 East of the A49
Ward: Poplars & Hulme
Existing Use: Vacant Land

Gross Site Area (Ha): 59.45 **Net Developable Site Area (Ha):** 44.59

Planning Permission History: 2016/28492

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: Yes
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 1200
Residual Net Capacity: 1200

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 440	
2023/24: 55	2024/25: 55
2025/26: 110	2026/27: 110
2027/28: 110	
Developable 2028-2033: 550	
2028/29: 110	2029/30: 110
2030/31: 110	2031/32: 110
2032/33: 110	
2033+: 210	

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however being promoted for development and is expected to obtain planning approval and be commenced within the developable (6-10) year period.

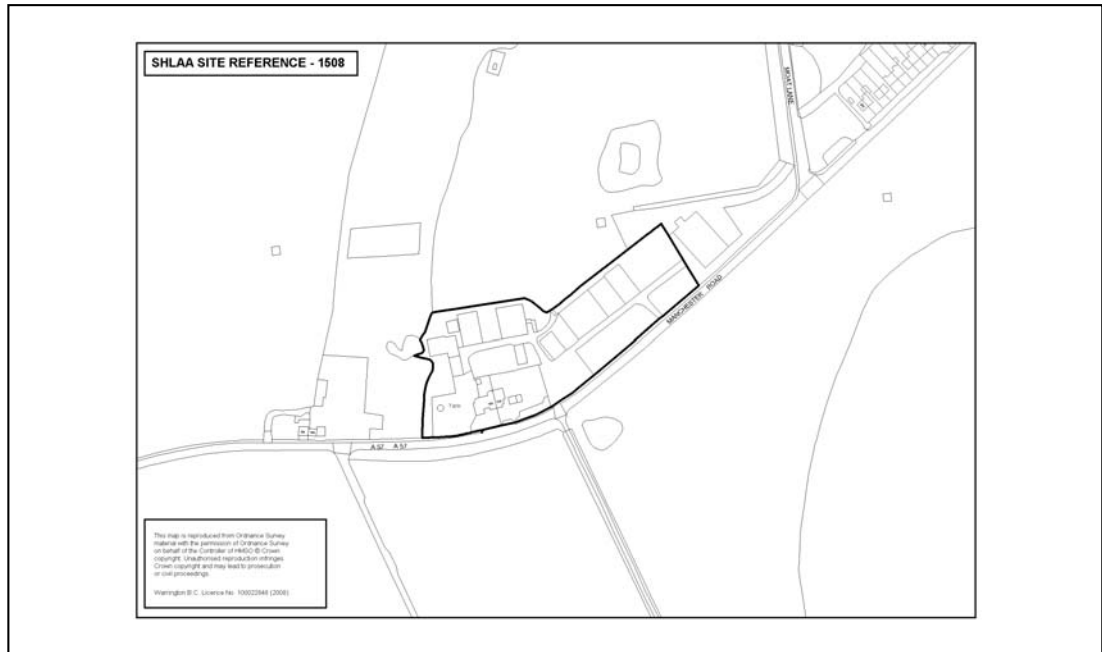
Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Ramswood Nursery
Site Address: Manchester Rd, WA3 6EA
Ward: Rixton & Woolston
Existing Use: Commercial

Gross Site Area (Ha): 1.92 **Net Developable Site Area (Ha):** 1.73

Planning Permission History: n/a

Green Belt: Yes
GF / PDL: GF/PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: Yes - Further evidence required
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 4
Residual Net Capacity: 2

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 2	
2028/29:	2029/30: 2
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable in the longer term (11-15).

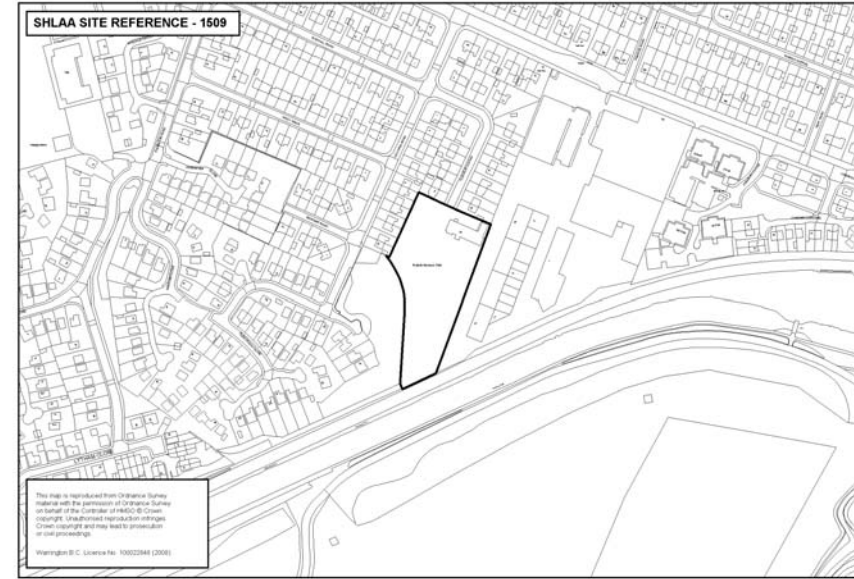
Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: South Western corner of Penketh Business Park
Site Address: Off Cleveleys Rd, Penketh, Warrington, WA5 2SR
Ward: Great Sankey South
Existing Use: Commercial and vacant land

Gross Site Area (Ha): 0.76 **Net Developable Site Area (Ha):** 0.76

Planning Permission History: 2010/17075

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: Yes
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 22
Residual Net Capacity: 22

Deliverable 2018-2023: 22	
2018/19:	2019/20:
2020/21: 10	2021/22: 12
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however being promoted for development and is expected to obtain planning approval and be commenced within the deliverable (0-5) period.

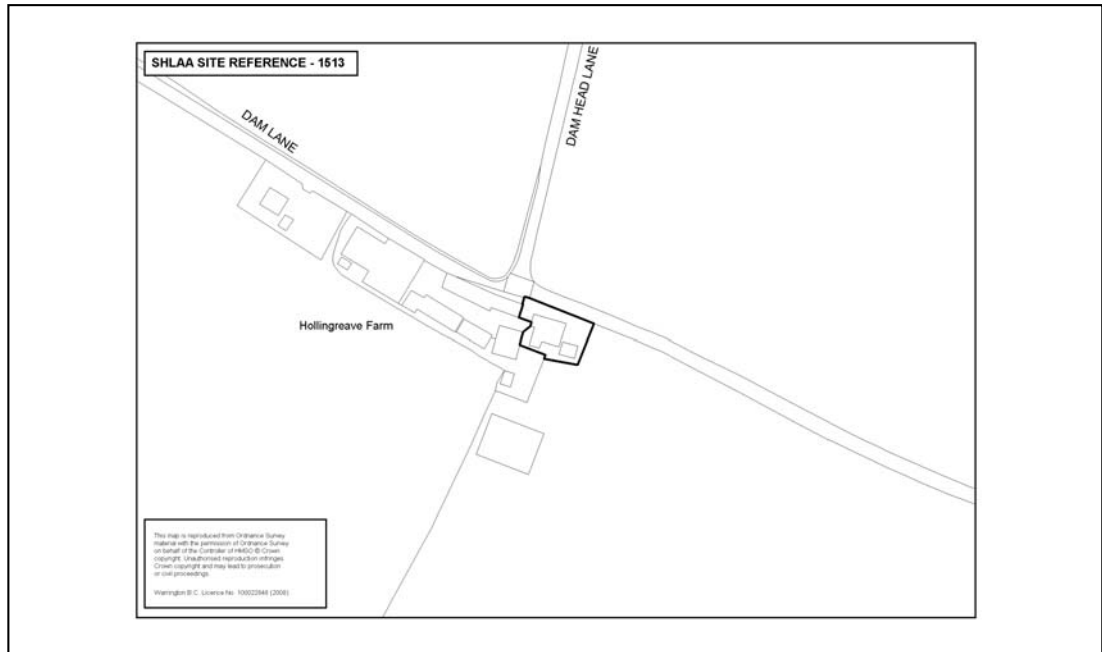
Concluding Recommendation: Suitable, available and achievable

Site Name: Hollingreave Farm
Site Address: Dam Lane, Rixton, WA3 6LE
Ward: Rixton & Woolston
Existing Use: Existing farmhouse and barns

Gross Site Area (Ha): 0.45 **Net Developable Site Area (Ha):** 0.45

Planning Permission History: 2017/31705

Green Belt: Yes
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 6
Residual Net Capacity: 5

Deliverable 2018-2023: 5	
2018/19:	2019/20:
2020/21: 5	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

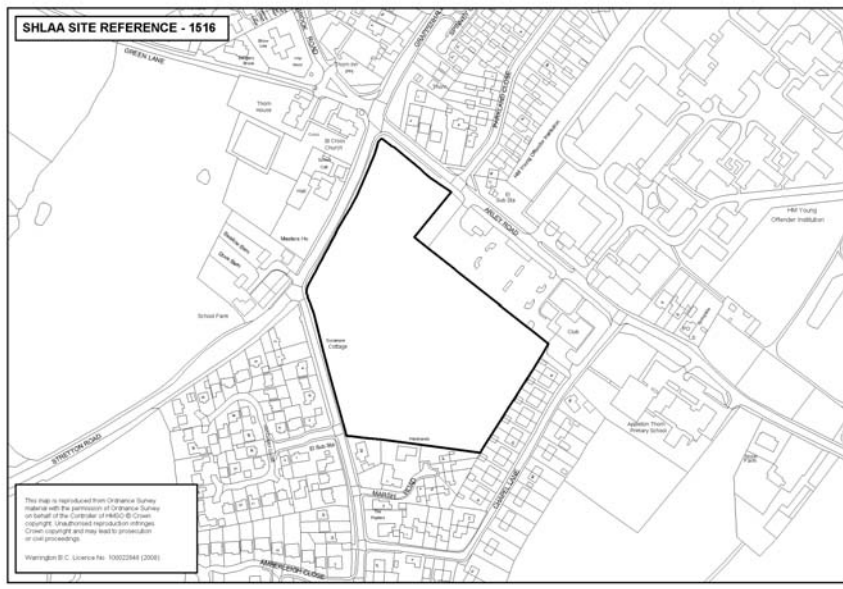
Concluding Recommendation: Suitable, available and achievable

Site Name: Land off Stretton Rd / Arley Rd
Site Address: Appleton Thorn, Warrington, WA4 4RQ
Ward: Grappenhall
Existing Use: Agriculture

Gross Site Area (Ha): 2.92 **Net Developable Site Area (Ha):** 2.34

Planning Permission History: 2017/31848

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 74
Residual Net Capacity: 74

Deliverable 2018-2023: 74	
2018/19:	2019/20:
2020/21: 17	2021/22: 35
2022/23: 22	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The adopted Local Plan Core Strategy is based on a more proactive and pragmatic approach to housing land release. The site is therefore considered to be deliverable (0-5) on the basis that it constitutes an obvious infill site in a high demand market area but requires an appropriate scheme to ensure retention and qualitative improvements to public open space.

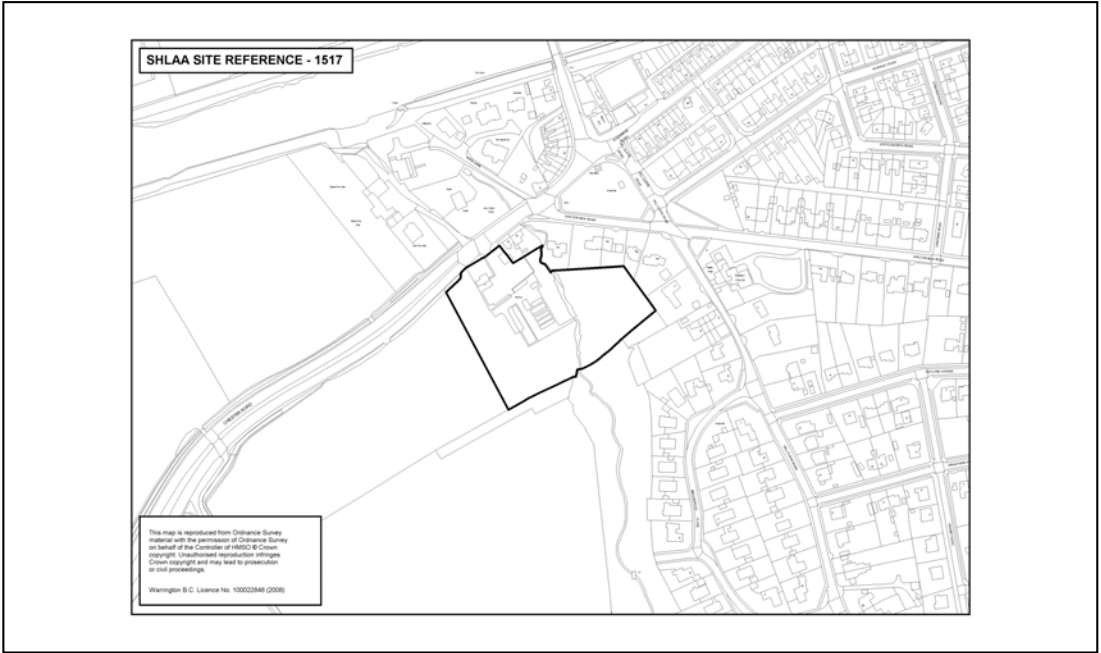
Concluding Recommendation: Suitable, available and achievable

Site Name: Former Ship Inn and adjoining land
Site Address: Chester Road, Walton, WA4 6EN
Ward: Stockton Heath
Existing Use: Licensed restaurant, landscape maintenance depot and garden centre

Gross Site Area (Ha): 1.37 **Net Developable Site Area (Ha):** 1.37

Planning Permission History: 2014/24980 & 2015/26890 & 2017/30714

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: Yes
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 14
Residual Net Capacity: 1

Deliverable 2018-2023: 1	
2018/19: 1	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

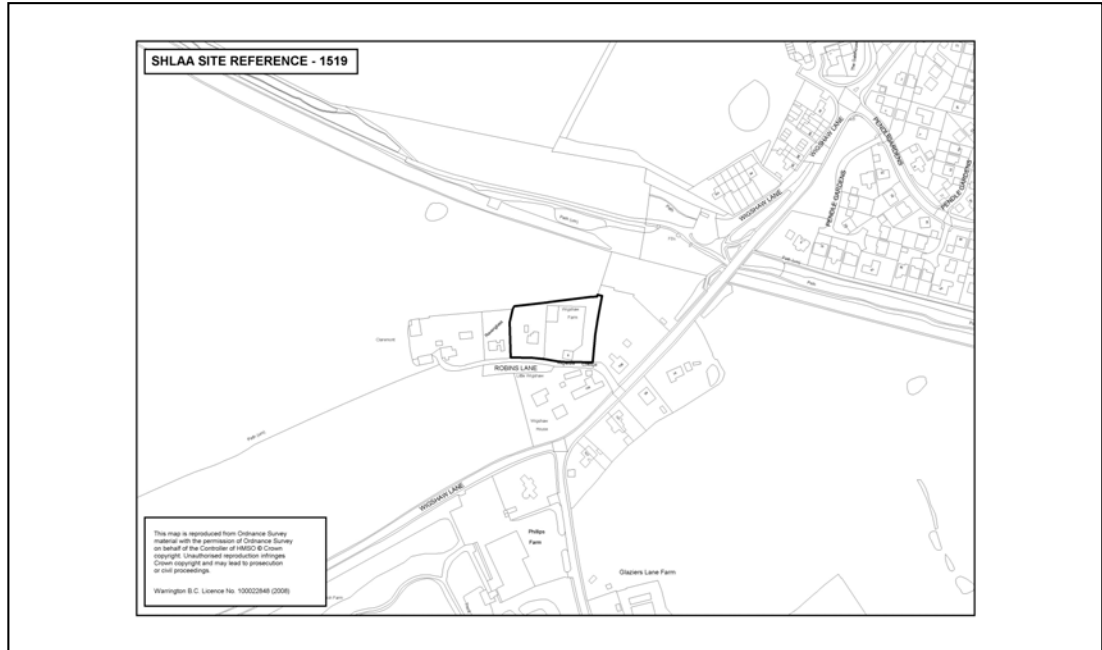
Site Name: Howards Transport Limited
Site Address: Robins Lane, Culcheth, WA3 4AE
Ward: Culcheth, Glazebury & Croft
Existing Use: Commercial

Gross Site Area (Ha): 0.35

Net Developable Site Area (Ha): 0.35

Planning Permission History: n/a

Green Belt: Yes
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 7
Residual Net Capacity: 7

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 7	
2028/29:	2029/30: 7
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable (11-15).

Concluding Recommendation: Suitable, likely to become available and achievable

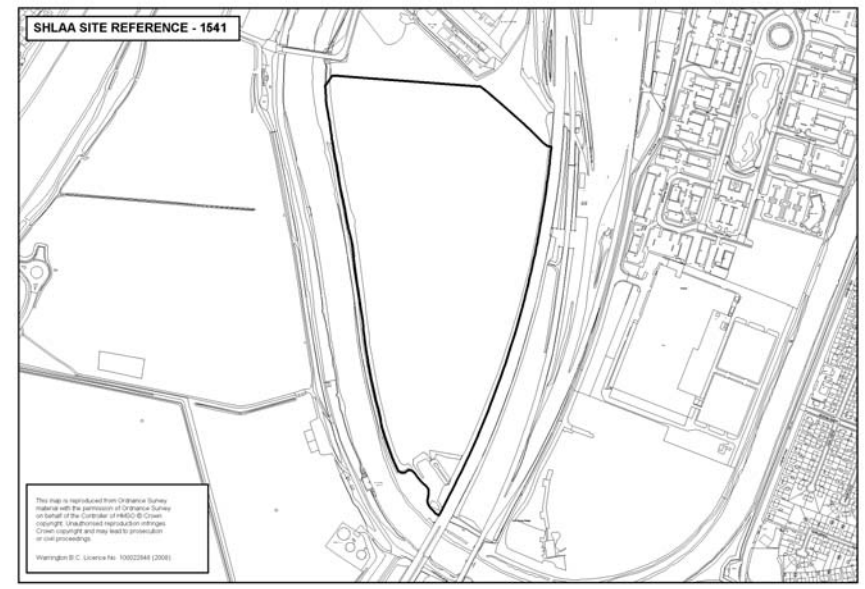
Site Name: Arpley Meadows (mid parcel immediately abutting the west coast mainline)
Site Address: South of WA1 1NA
Ward: Bewsey & Whitecross

Gross Site Area (Ha): 19.57

Net Developable Site Area (Ha): 12.92

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 3b
Contaminated Land Issues: No
Ground Conditions Issues: No known issues but further work needed to clarify ground conditions given historical use as dredging grounds.
Site Access Issues: Site access is constrained and difficult to overcome owing to the river and railway. Further evidence required
Surrounding Land Issues: Heavy industrial works directly to the north. West Coast main line forms the sites eastern boundary. Noise and amenity buffers would be required.
Infrastructure Issues: Yes
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: No

Recommended Gross Capacity: 646
Residual Net Capacity: 645.81

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 192	
2028/29:	2029/30: 27
2030/31: 55	2031/32: 55
2032/33: 55	
2033+: 454	

Concluding Comments: Site is considered suitable and available, but will only be achievable through delivery of infrastructure to overcome existing constraints (expected by 2025). Residential development is being promoted by the land owner and the Council through the publication of the Town Centre South Strategic Masterplan Framework Waterfront Final Report. Site to be reviewed on an annual basis.

Concluding Recommendation: Suitable, likely to become available and achievable

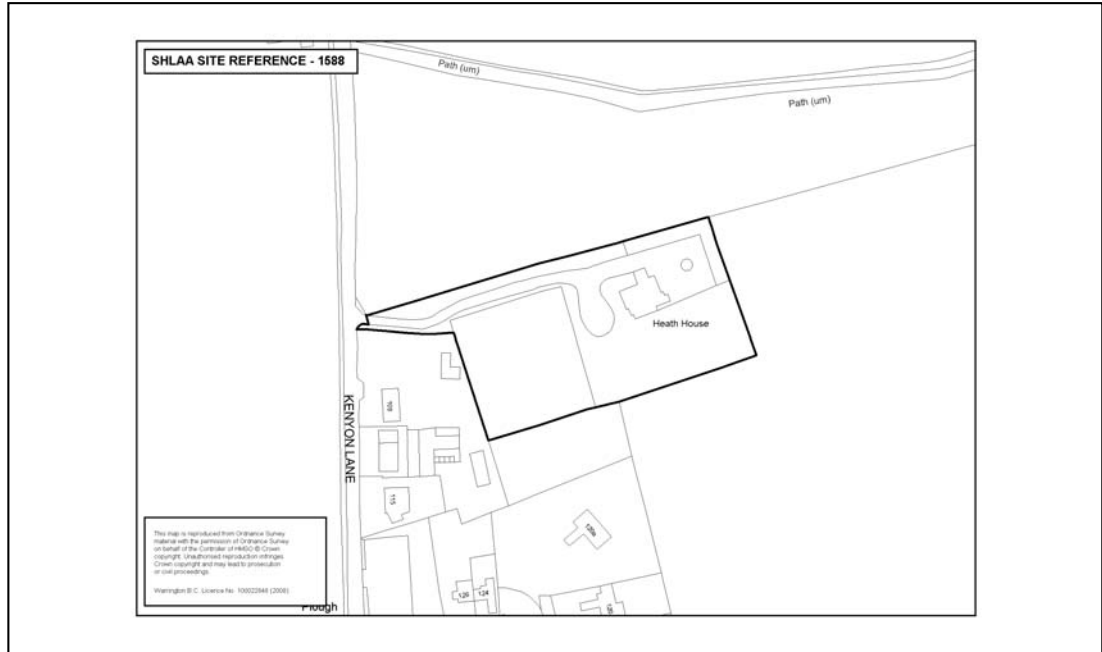
Site Name: Heath House
Site Address: Kenyon Lane, Croft, WA3 7DU
Ward: Culcheth, Glazebury & Croft
Existing Use: Residential

Gross Site Area (Ha): 0.78

Net Developable Site Area (Ha): 0.70

Planning Permission History: n/a

Green Belt: Yes
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 1
Residual Net Capacity: 1

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 1	
2023/24:	2024/25:
2025/26: 1	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development nor is a specific proposal being actively promoted at this time. The site is considered to be developable in the medium term (6-10) due to limited activity since its original nomination but could be brought forward much sooner.

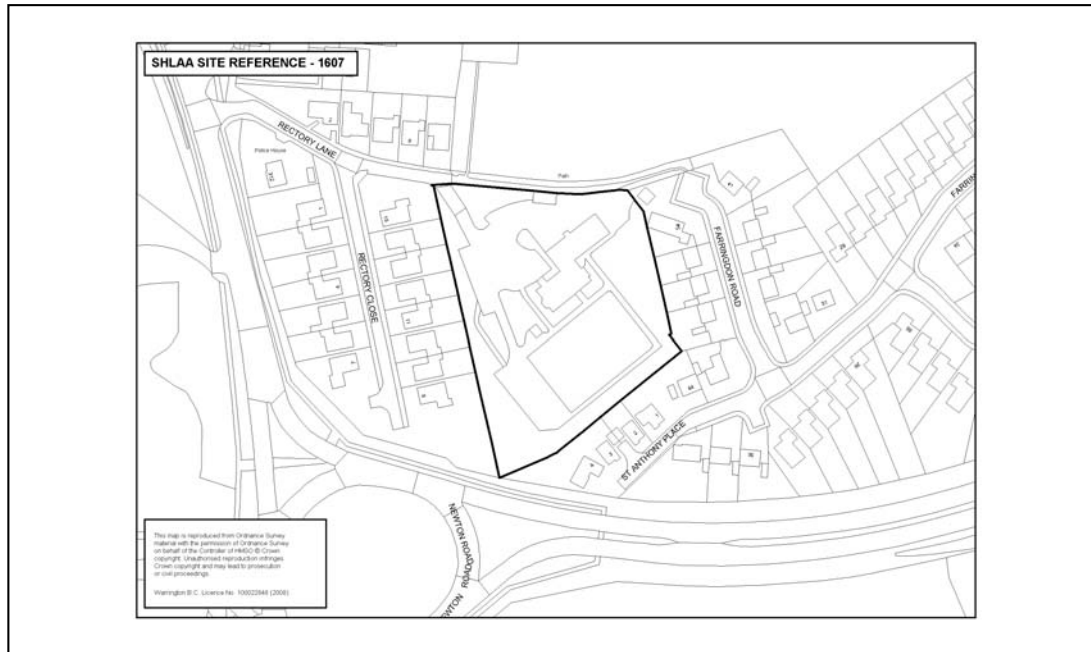
Concluding Recommendation: Suitable, available and achievable

Site Name: The Old Rectory
Site Address: Rectory Lane, Winwick, WA2 8LE
Ward: Burtonwood & Winwick
Existing Use: Commercial

Gross Site Area (Ha): 0.82 **Net Developable Site Area (Ha):** 0.41

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 4
Residual Net Capacity: 4.1

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 4	
2028/29:	2029/30:
2030/31: 4	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development nor is the site being actively promoted for a specific development proposal. The site is therefore considered to be developable in the longer term (11-15), which is a cautious assessment based on achievability which could occur much sooner.

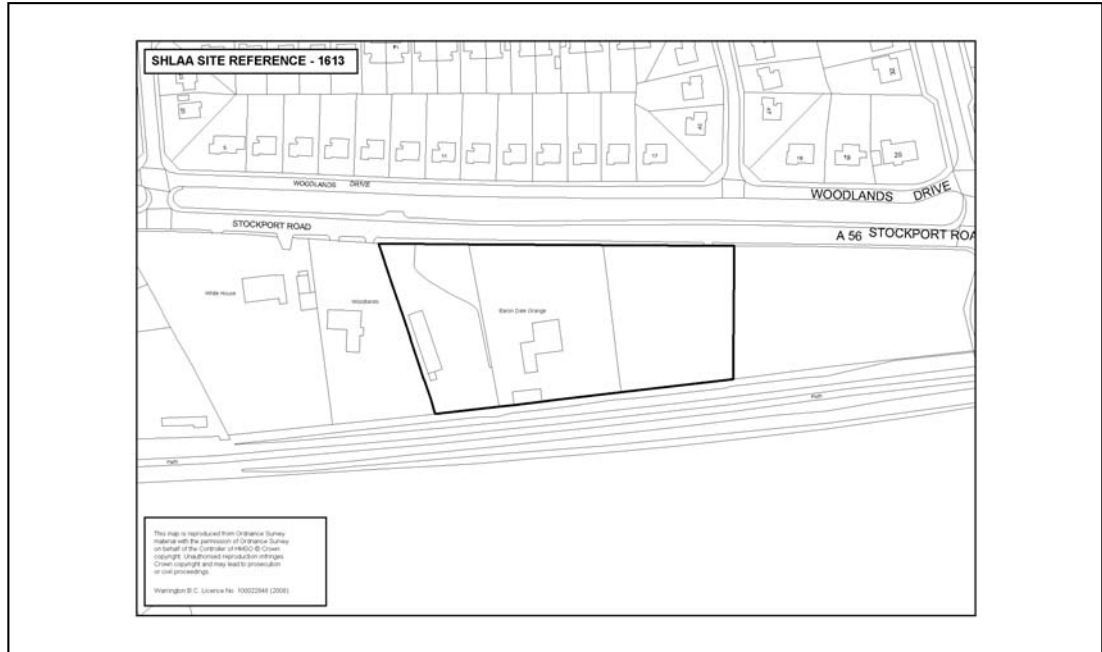
Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Barondale Grange
Site Address: Stockport Road, Thelwall, WA4 2TB
Ward: Lymm North & Thelwall
Existing Use: Residential

Gross Site Area (Ha): 0.86 **Net Developable Site Area (Ha):** 0.77

Planning Permission History: n/a

Green Belt: Yes
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 5
Residual Net Capacity: 4

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 4	
2023/24: 4	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however considered to be deliverable on the basis that the land owner continues to actively promote this development opportunity in a very strong and high demand market area.

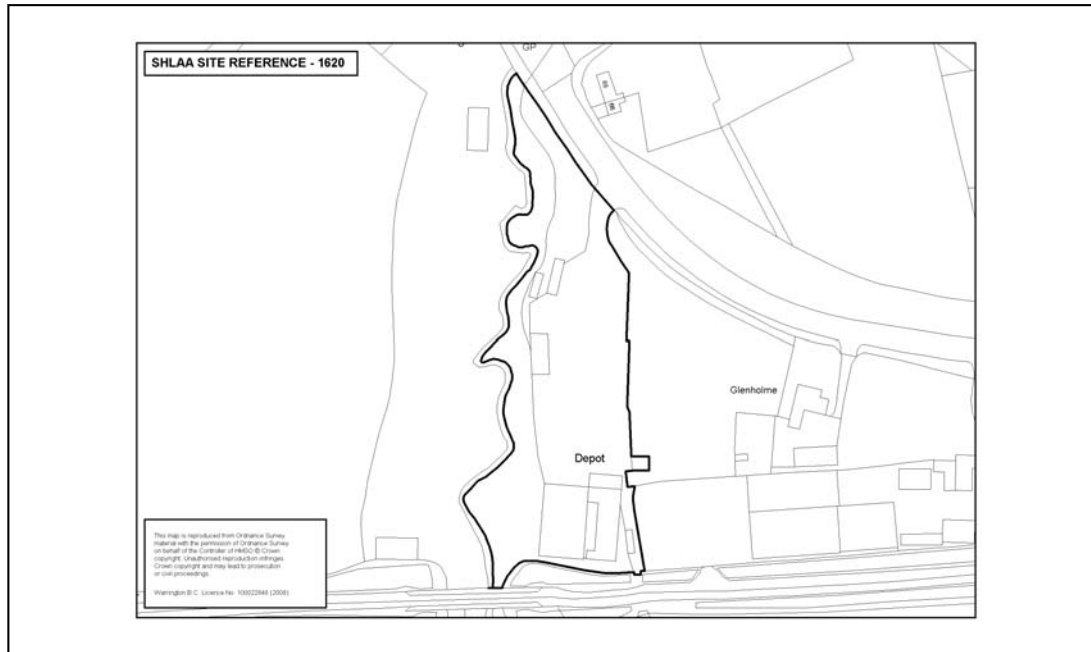
Concluding Recommendation: Suitable, available and achievable

Site Name: Recycling premises
Site Address: Off Camsley Lane, Lymm, WA13 9BY
Ward: Lymm North & Thelwall
Existing Use: Recycling premises

Gross Site Area (Ha): 0.90 **Net Developable Site Area (Ha):** 0.45

Planning Permission History: n/a

Green Belt: Yes
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 11
Residual Net Capacity: 11.25

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 11	
2028/29:	2029/30:
2030/31: 11	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable in the longer term (11-15). Site capacity reduced to reflect Green Belt location.

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Arpley Meadows (most western parcel)
Site Address: Arpley Meadows
Ward: Bewsey & Whitecross
Existing Use: Vacant land

Gross Site Area (Ha): 29.46	Net Developable Site Area (Ha): 22.10
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Planning Permission History: n/a

Green Belt: No

GF / PDL: PDL

Flood Zone (Highest Risk on site): 3a

Contaminated Land Issues: No

Ground Conditions Issues: No known issues but further work needed to clarify ground conditions given historical use as dredging grounds.

Site Access Issues: Existing access is in place but unsure what quantum of development this could support.

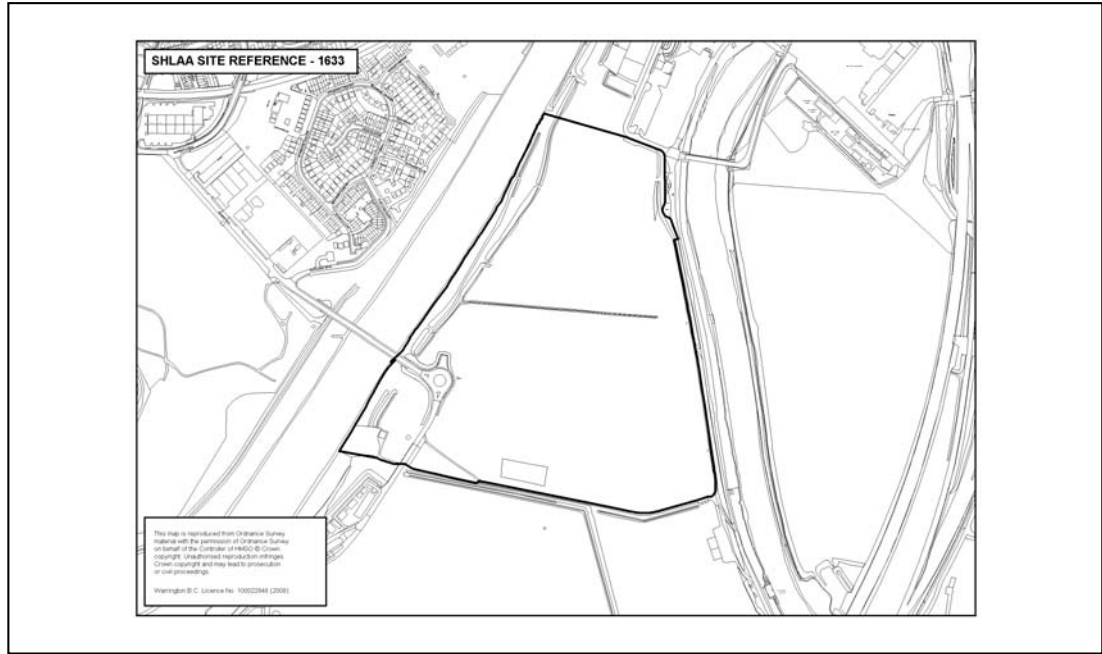
Surrounding Land Issues: Active landfill to the south west. Whilst, its remaining capacity and operating life are the subject of current planning applications/appeals it is unlikely to still be operational when this site is brought forward.

Infrastructure Issues: Yes

Hazardous Installations Issues: No

Amenity Issues: No

Ownership / Tenancy Issues: Yes



Active Use: No

Site Developable Now: No

Promotion by Owner: Yes

Developer Interest: Yes

Known Demand for Housing: Yes

Similar Sites Developed Nearby in last 5 years: No

Recommended Gross Capacity: 1105

Residual Net Capacity: 1104.75

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 192	
2028/29:	2029/30: 27
2030/31: 55	2031/32: 55
2032/33: 55	
2033+: 913	

Concluding Comments: Site is considered suitable but development is currently constrained until essential infrastructure is delivered. Residential development is being promoted by the land owner and the Council through the publication of the Town Centre South Strategic Masterplan Framework Waterfront Final Report. Infrastructure delivery is anticipated by 2025, thereby suggesting that the site will be developable thereafter.

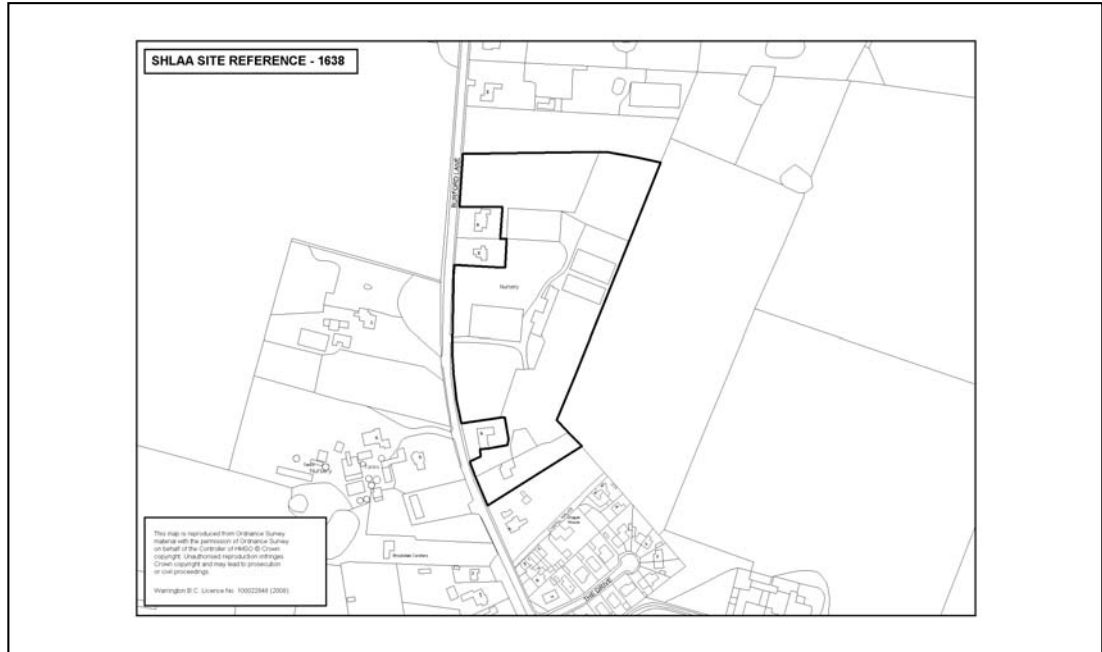
Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Broomedge Nurseries (formerly Hampson Nursery)
Site Address: Fronting Burford Lane, Lymm
Ward: Lymm South
Existing Use: Horticultural

Gross Site Area (Ha): 3 **Net Developable Site Area (Ha):** 2.25

Planning Permission History: n/a

Green Belt: Yes
GF / PDL: GF/PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 5
Residual Net Capacity: 5

Deliverable 2018-2023: 5	
2018/19:	2019/20:
2020/21: 5	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however considered to be deliverable on the basis that the land owner continues to actively promote this development opportunity in a very strong and high demand market area. Site capacity reduced to reflect Green Belt location.

Concluding Recommendation: Suitable, available and achievable

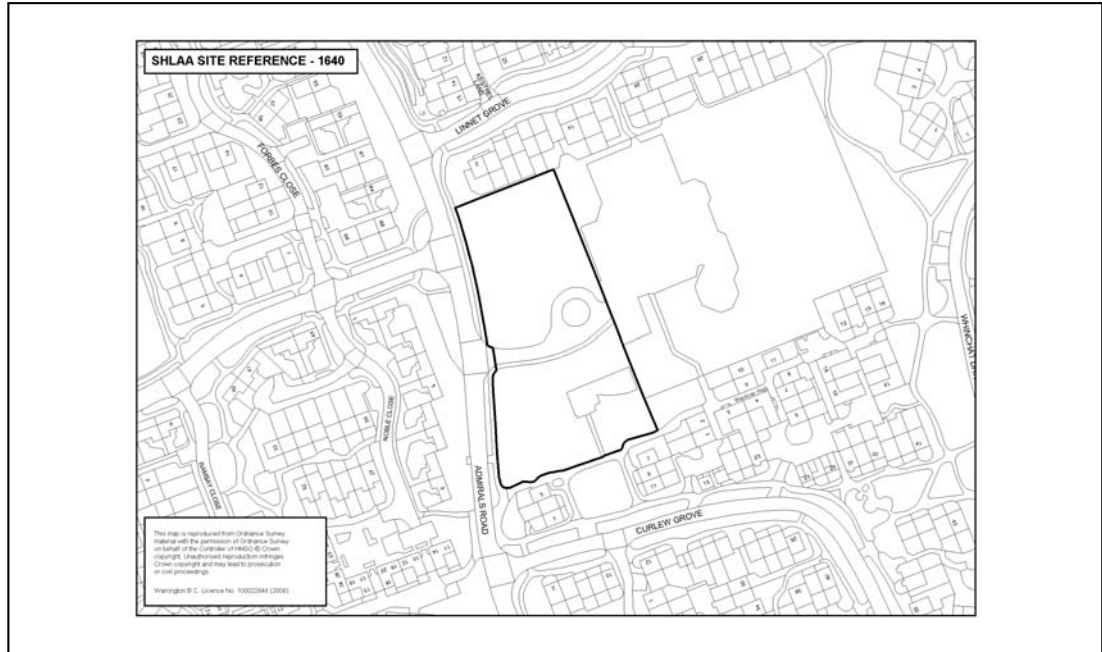
Site Name: Land at Admirals Road, Birchwood
Site Address: Land at Admirals Road, Birchwood
Ward: Birchwood
Existing Use: Open space / site of former school

Gross Site Area (Ha): 1.77

Net Developable Site Area (Ha): 1.42

Planning Permission History: 2016/28810

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: No

Recommended Gross Capacity: 66
Residual Net Capacity: 66

Deliverable 2018-2023: 66	
2018/19:	2019/20: 17
2020/21: 35	2021/22: 14
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

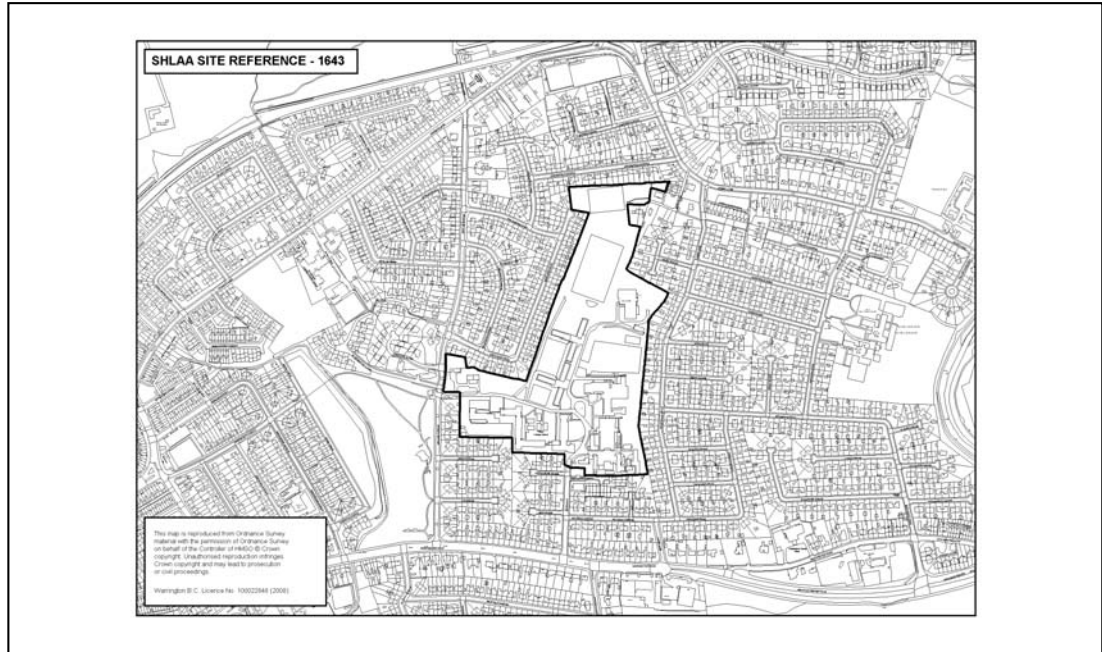
Concluding Recommendation: Suitable, available and achievable

Site Name: Former Police Training Centre
Site Address: Off Greenway, Bruce, WA1 3BG
Ward: Poulton South
Existing Use: Redundant institution

Gross Site Area (Ha): 8.81 **Net Developable Site Area (Ha):** 8.81

Planning Permission History: 2013/22541

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 220
Residual Net Capacity: 45

Deliverable 2018-2023: 45	
2018/19: 45	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable and benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5). Site is under construction.

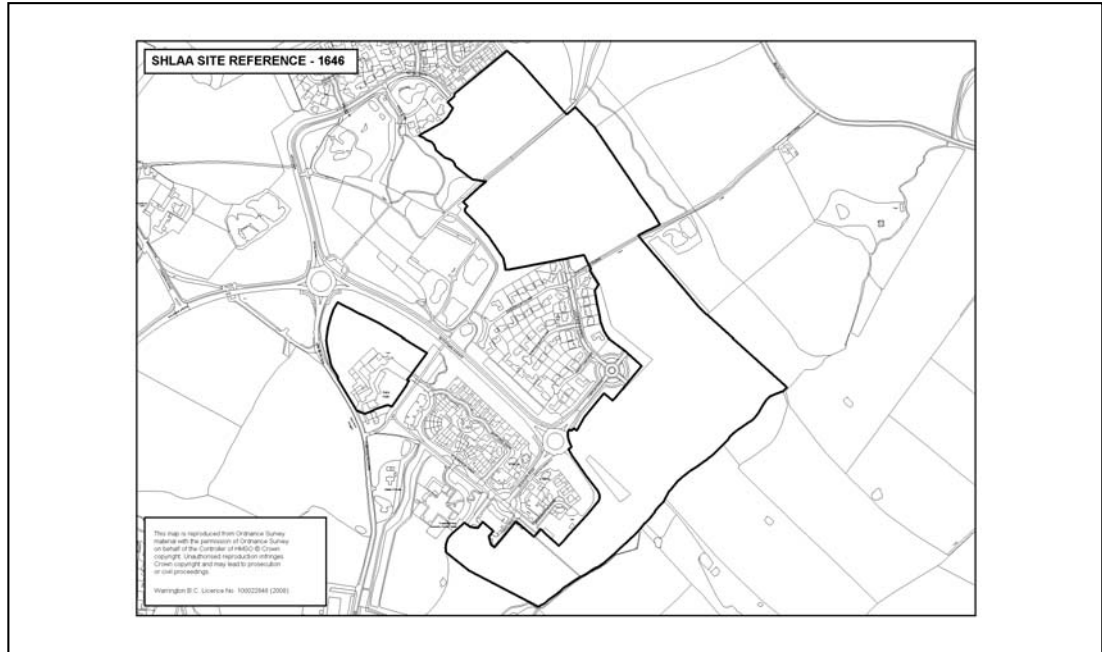
Concluding Recommendation: Suitable, available and achievable

Site Name: Grappenhall Heys - Remainder
Site Address: Off Curzon Drive, Grappenhall Heys
Ward: Grappenhall
Existing Use: New Town Reserved Land

Gross Site Area (Ha): 19 **Net Developable Site Area (Ha):** 15.80

Planning Permission History: 2017/29929

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 400
Residual Net Capacity: 400

Deliverable 2018-2023: 360	
2018/19:	2019/20: 72
2020/21: 96	2021/22: 96
2022/23: 96	
Developable 2023-2028: 40	
2023/24: 40	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

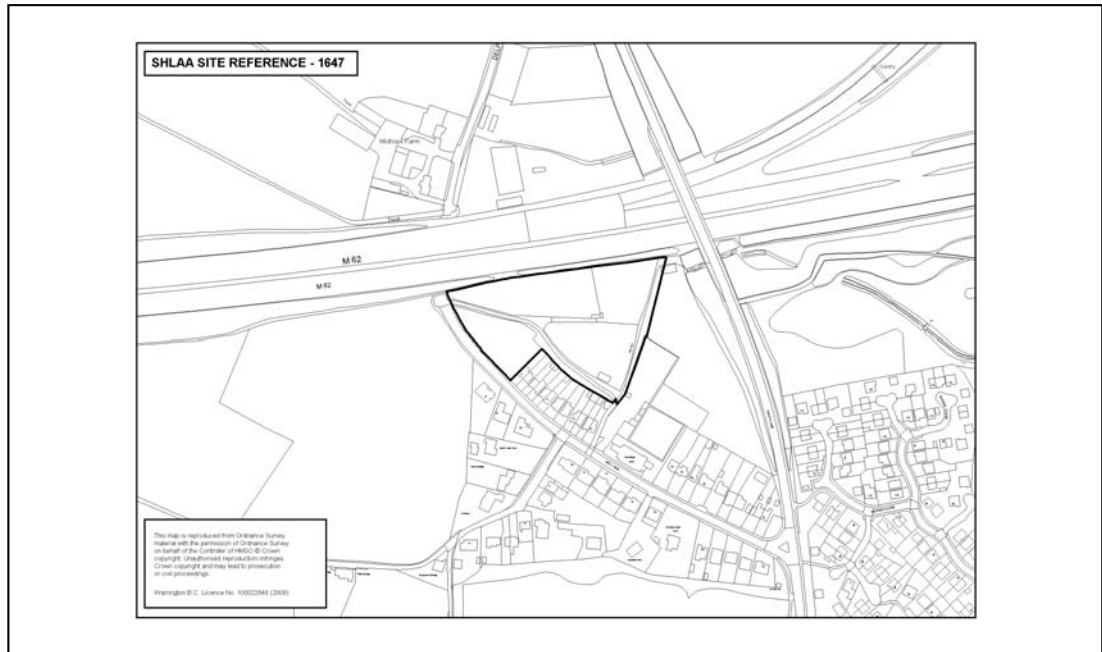
Concluding Recommendation: Suitable, available and achievable

Site Name: Land off Mill Lane
Site Address: Houghton Green, WA2 0SU
Ward: Poplars & Hulme
Existing Use: Paddocks

Gross Site Area (Ha): 1.32 **Net Developable Site Area (Ha):** 0.53

Planning Permission History: n/a

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: Yes
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 18
Residual Net Capacity: 18.48

Deliverable 2018-2023: 18	
2018/19:	2019/20:
2020/21: 10	2021/22: 8
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however being promoted for development and is therefore considered to be deliverable in the short term (0-5).

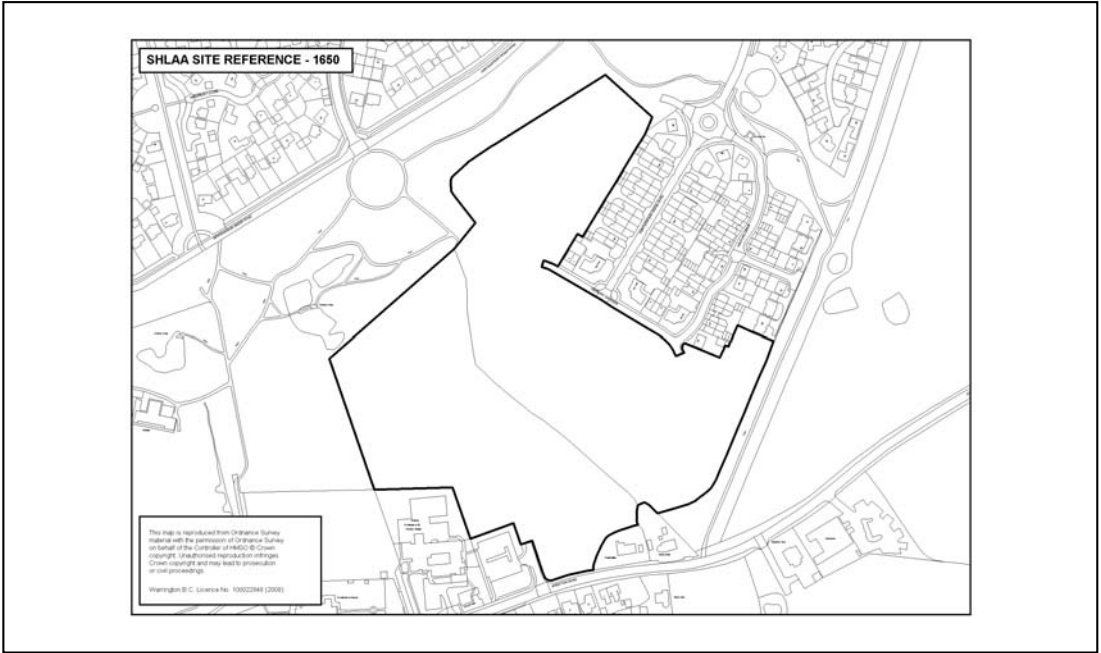
Concluding Recommendation: Suitable, available and achievable

Site Name: Land at Pewterspear Green
Site Address: Off Henbury Gardens, Pewterspear Green
Ward: Appleton
Existing Use: New Town Reserved Land

Gross Site Area (Ha): 7.54 **Net Developable Site Area (Ha):** 5.65

Planning Permission History: 2016/28807 and 2018/32368

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 180
Residual Net Capacity: 180

Deliverable 2018-2023: 180	
2018/19: 45	2019/20: 90
2020/21: 45	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

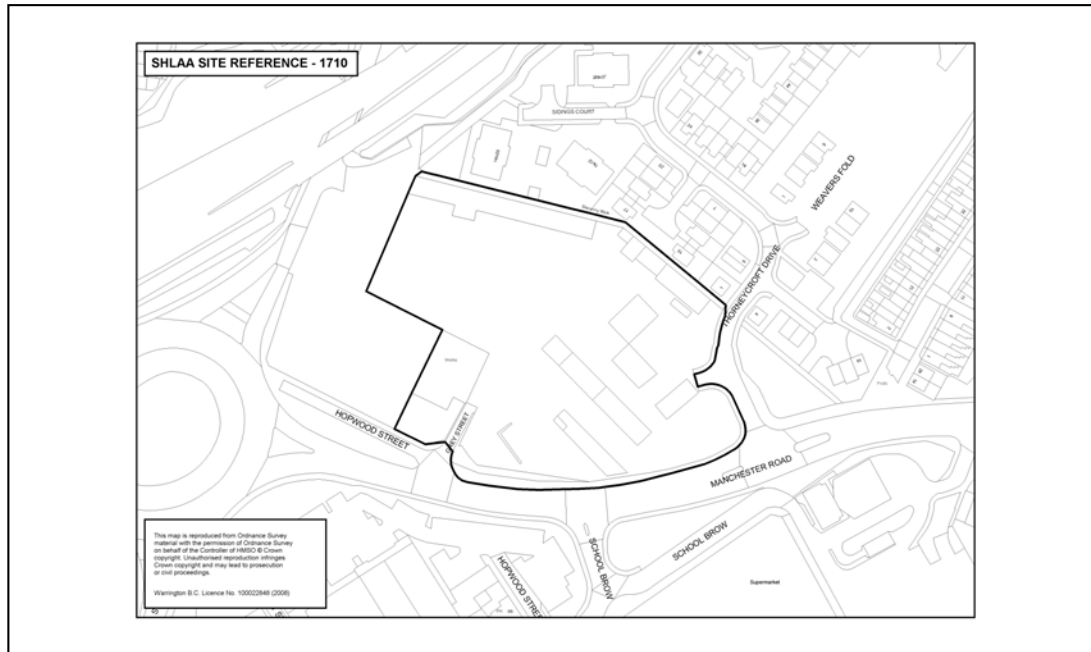
Concluding Recommendation: Suitable, available and achievable

Site Name: Dalton Bank Council Depot
Site Address: Manchester Road, Warrington, WA1 2PH
Ward: Fairfield & Howley
Existing Use: Industrial

Gross Site Area (Ha): 1.45 **Net Developable Site Area (Ha):** 1.31

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 65
Residual Net Capacity: 65.25

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 65	
2023/24:	2024/25:
2025/26: 17	2026/27: 35
2027/28: 13	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable in the medium term (6-10).

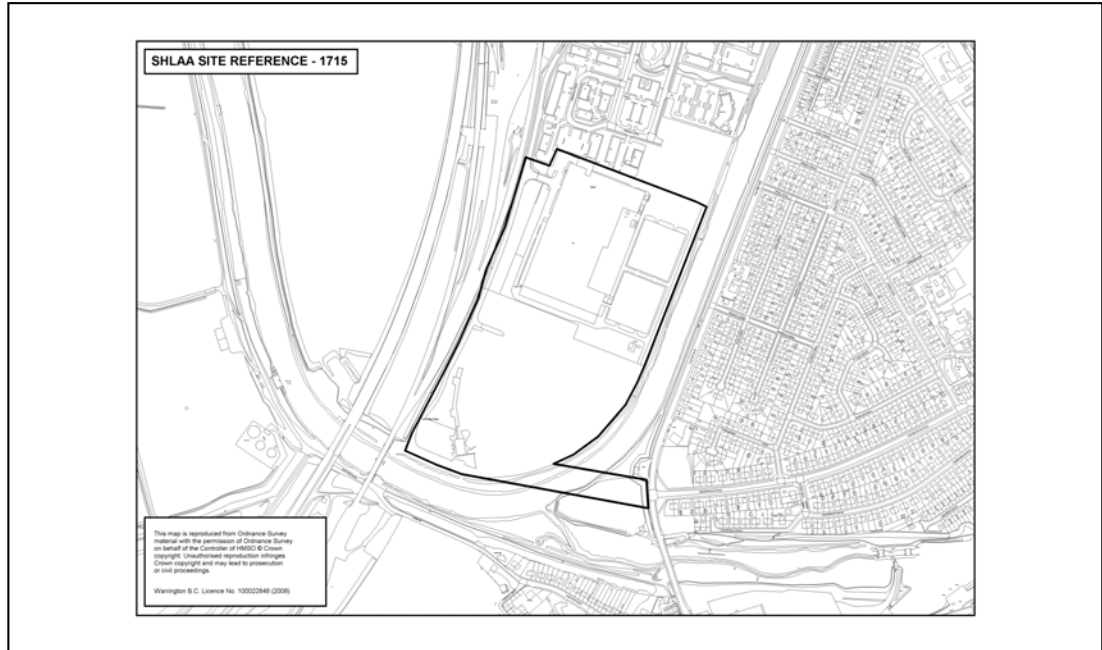
Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Spectra Building & Drivetime Golf Range
Site Address: South of Centre Park Business Park, WA1 1QL
Ward: Bewsey & Whitecross
Existing Use: Commercial

Gross Site Area (Ha): 16.65 **Net Developable Site Area (Ha):** 7.14

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 3b
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: The site has limited access. Further access points to/through the site are required if development is to occur. Recent planning application (2017/29897) approved provide new bridge and access road into southern end of site.
Surrounding Land Issues: see Hazardous installation zone comments
Infrastructure Issues: Yes
Hazardous Installations Issues: Yes
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 510
Residual Net Capacity: 510

Deliverable 2018-2023: 82	
2018/19:	2019/20:
2020/21:	2021/22: 27
2022/23: 55	
Developable 2023-2028: 275	
2023/24: 55	2024/25: 55
2025/26: 55	2026/27: 55
2027/28: 55	
Developable 2028-2033: 153	
2028/29: 55	2029/30: 55
2030/31: 43	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable and is likely to become available in the short to medium term now that funding has been secured for Phase 1 of the Warrington Waterfront Access Strategy with work due to be resolved in 2016/17.

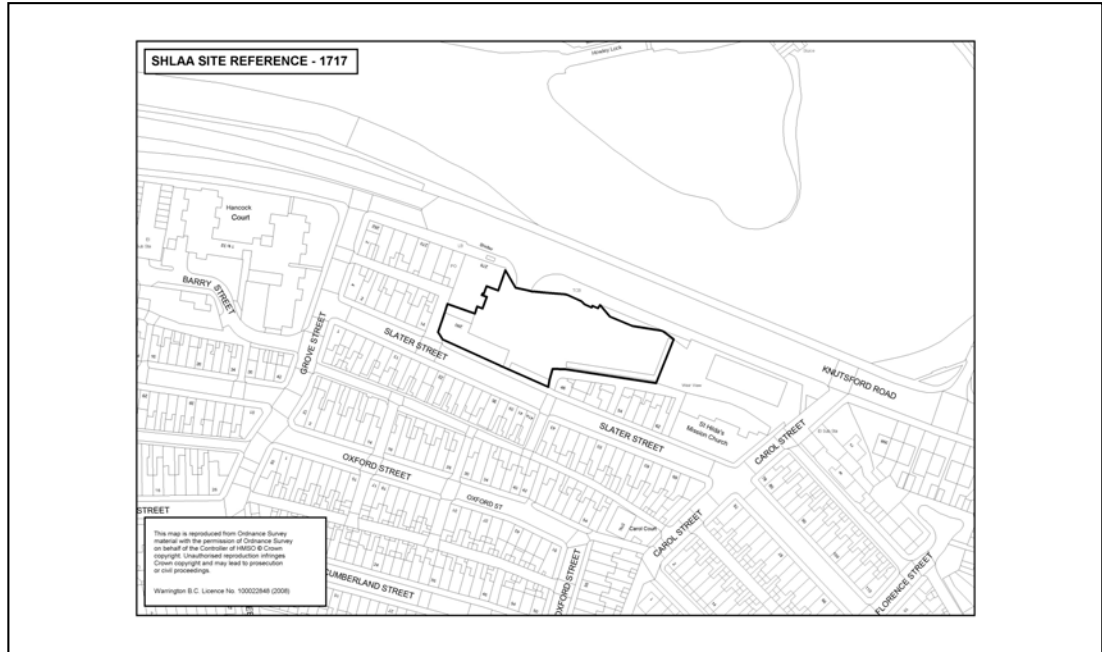
Concluding Recommendation: Suitable, available and achievable

Site Name: Former Dairy Works
Site Address: Knutsford Road, Warrington, WA4 1AZ
Ward: Latchford West
Existing Use: Cleared site

Gross Site Area (Ha): 0.25 **Net Developable Site Area (Ha):** 0.25

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 3a
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 13
Residual Net Capacity: 12.5

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 13	
2023/24:	2024/25:
2025/26: 13	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, likely to be available and achievable but does not currently benefit from a planning approval for residential development. The site is however in a relatively strong market area and there has been recent interest in similar sites nearby. On this basis the site is therefore considered to be developable in the medium term (years 6-10).

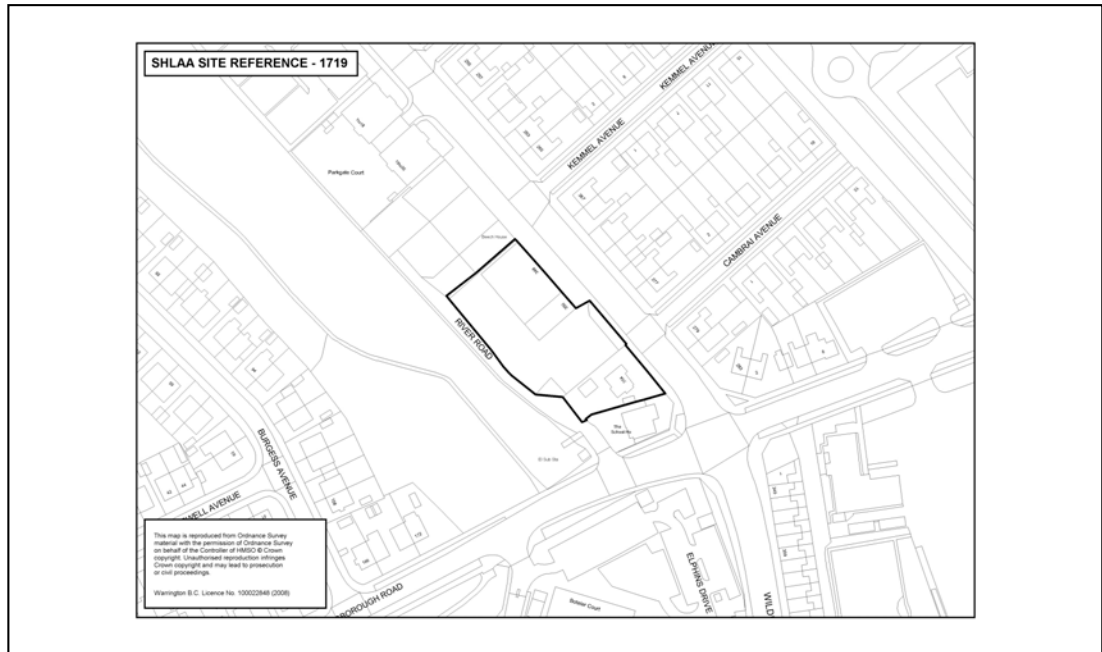
Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Furnish with Flair Site
Site Address: Wilderspool Causeway, Warrington, WA4 6QP
Ward: Latchford West
Existing Use: Retail / commercial

Gross Site Area (Ha): 0.31 **Net Developable Site Area (Ha):** 0.31

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 36
Residual Net Capacity: 36

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 36	
2028/29:	2029/30:
2030/31: 18	2031/32: 18
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable but can not be considered available at this time. However, given that the market is starting to pick up it is likely that the site will become available in the future. Site to remain within future reviews and status of existing uses and un-implemented consents to be monitored.

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: MSBS Joinery Site
Site Address: Star Lane, Lymm, WA13 9LN
Ward: Lymm North & Thelwall
Existing Use: Commercial

Gross Site Area (Ha): 0.37

Net Developable Site Area (Ha): 0.37

Planning Permission History: n/a

Green Belt: No

GF / PDL: PDL

Flood Zone (Highest Risk on site): 1 & SW

Contaminated Land Issues: No

Ground Conditions Issues: n/a

Site Access Issues: n/a

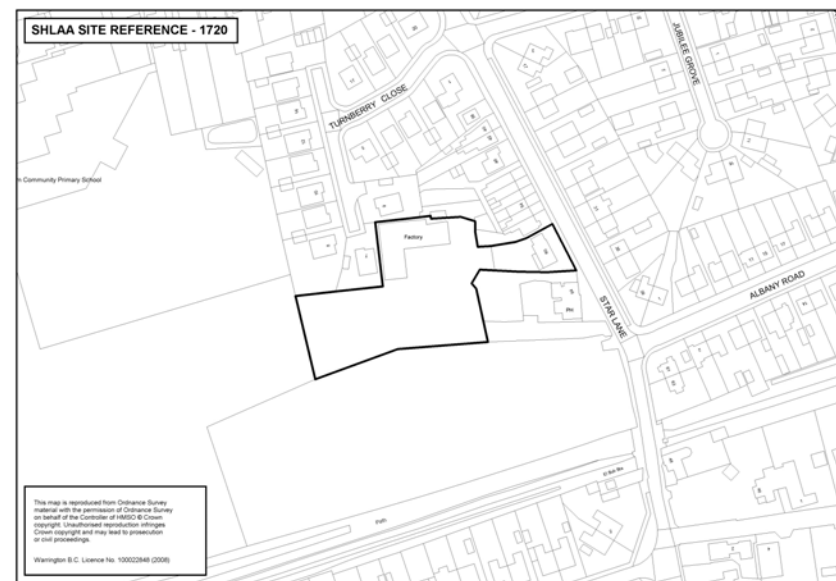
Surrounding Land Issues: n/a

Infrastructure Issues: No

Hazardous Installations Issues: No

Amenity Issues: No

Ownership / Tenancy Issues: No



Active Use: Yes

Site Developable Now: No

Promotion by Owner: Yes

Developer Interest: Yes

Known Demand for Housing: Yes

Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 11

Residual Net Capacity: 11.1

Deliverable 2018-2023: 0

2018/19: 2019/20:

2020/21: 2021/22:

2022/23:

Developable 2023-2028: 11

2023/24: 2024/25:

2025/26: 11 2026/27:

2027/28:

Developable 2028-2033: 0

2028/29: 2029/30:

2030/31: 2031/32:

2032/33:

2033+:

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however within a high demand area and is therefore considered to be developable (6-10).

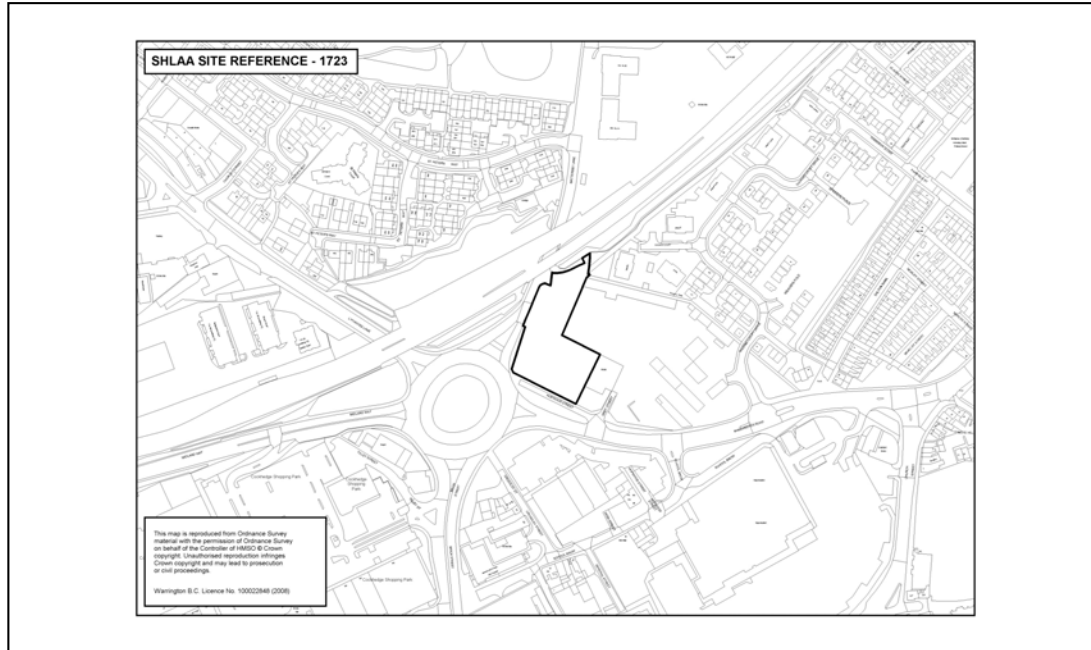
Concluding Recommendation: Suitable, available and achievable

Site Name: Land at Hopwood Street
Site Address: off Manchester Road, Warrington, WA1 2PH
Ward: Fairfield & Howley
Existing Use: Cleared site

Gross Site Area (Ha): 0.46 **Net Developable Site Area (Ha):** 0.41

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 21
Residual Net Capacity: 20.7

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 21	
2023/24:	2024/25:
2025/26: 10	2026/27: 11
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable in the medium term (6-10).

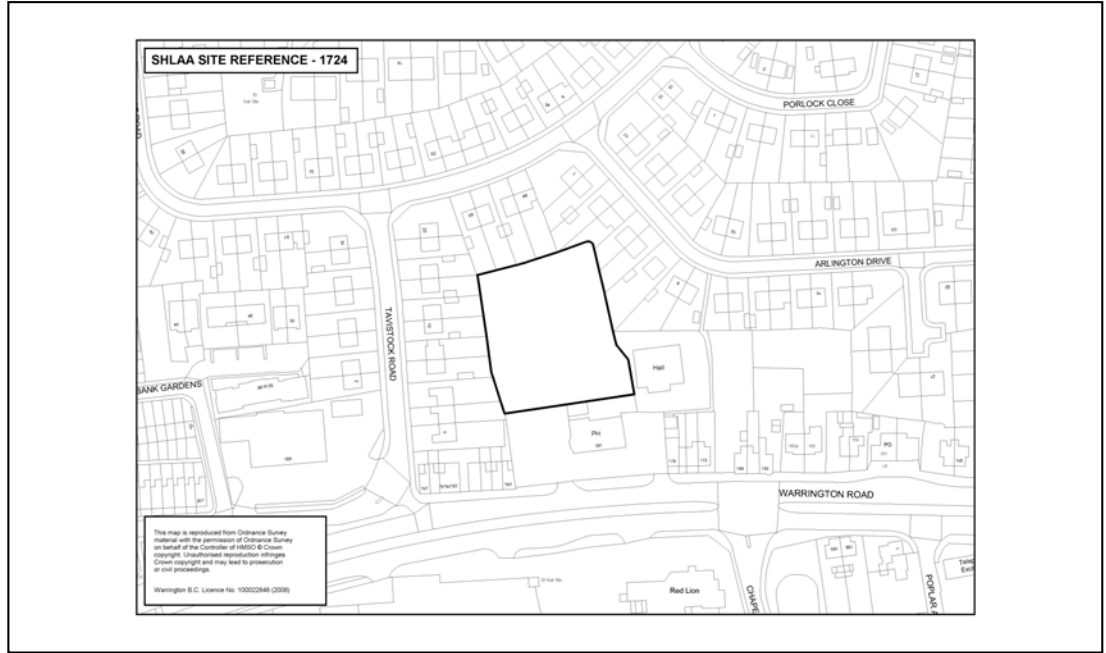
Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Land to the rear of the Sportsman Pub - Penketh
Site Address: Warrington Road, Penketh, WA5 2EN
Ward: Penketh & Cuerdley
Existing Use: Beer Garden

Gross Site Area (Ha): 0.33 **Net Developable Site Area (Ha):** 0.33

Planning Permission History: n/a

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 12
Residual Net Capacity: 11.55

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 12	
2028/29:	2029/30:
2030/31: 12	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable but can not be considered available at this time. However, given that the market is starting to pick up and that the site does not contain any significant operational development it is likely that the site will become available in the future.

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Hall Motors Site

Site Address: Folly Lane, Warrington, WA5 0LZ

Ward: Bewsey & Whitecross

Existing Use: Car showroom / garage

Gross Site Area (Ha): 0.85

Net Developable Site Area (Ha): 0.77

Planning Permission History: n/a

Green Belt: No

GF / PDL: PDL

Flood Zone (Highest Risk on site): 1 & SW

Contaminated Land Issues: No

Ground Conditions Issues: n/a

Site Access Issues: n/a

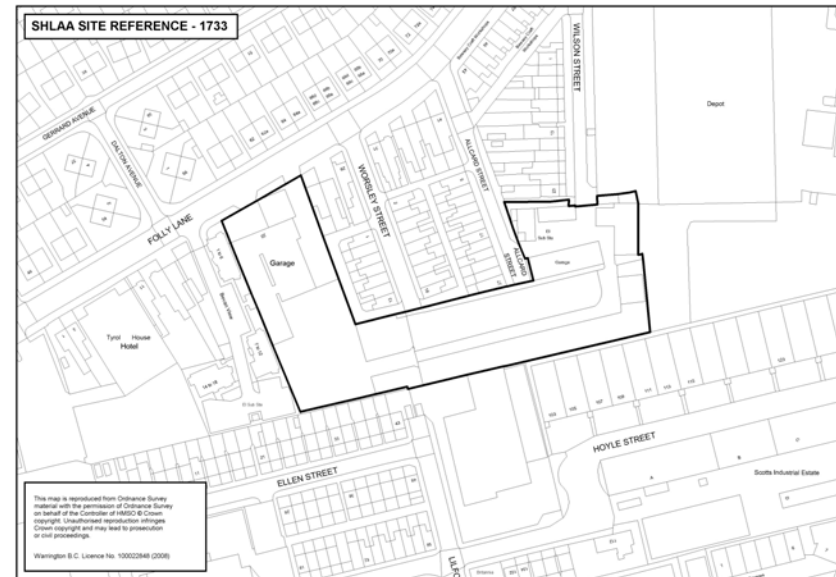
Surrounding Land Issues: n/a

Infrastructure Issues: No

Hazardous Installations Issues: No

Amenity Issues: No

Ownership / Tenancy Issues: No



Active Use: Yes

Site Developable Now: No

Promotion by Owner: No

Developer Interest: No

Known Demand for Housing: Yes

Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 31

Residual Net Capacity: 30.6

Deliverable 2018-2023: 0

2018/19: 2019/20:

2020/21: 2021/22:

2022/23:

Developable 2023-2028: 0

2023/24: 2024/25:

2025/26: 2026/27:

2027/28:

Developable 2028-2033: 31

2028/29: 2029/30:

2030/31: 10 2031/32: 20

2032/33: 1

2033+:

Concluding Comments: Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable in the longer term (11-15).

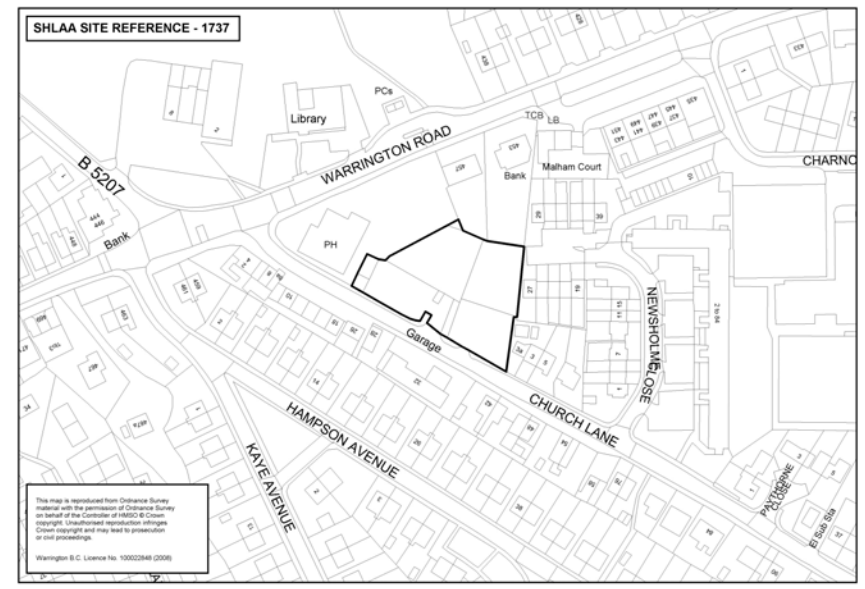
Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Land Between Public House and 3 Church Lane
Site Address: Church Lane, Culcheth, WA3 5DL
Ward: Culcheth, Glazebury & Croft
Existing Use: Commercial

Gross Site Area (Ha): 0.25 **Net Developable Site Area (Ha):** 0.25

Planning Permission History: 2016/27387

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 10
Residual Net Capacity: 10

Deliverable 2018-2023: 10	
2018/19:	2019/20:
2020/21: 10	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable

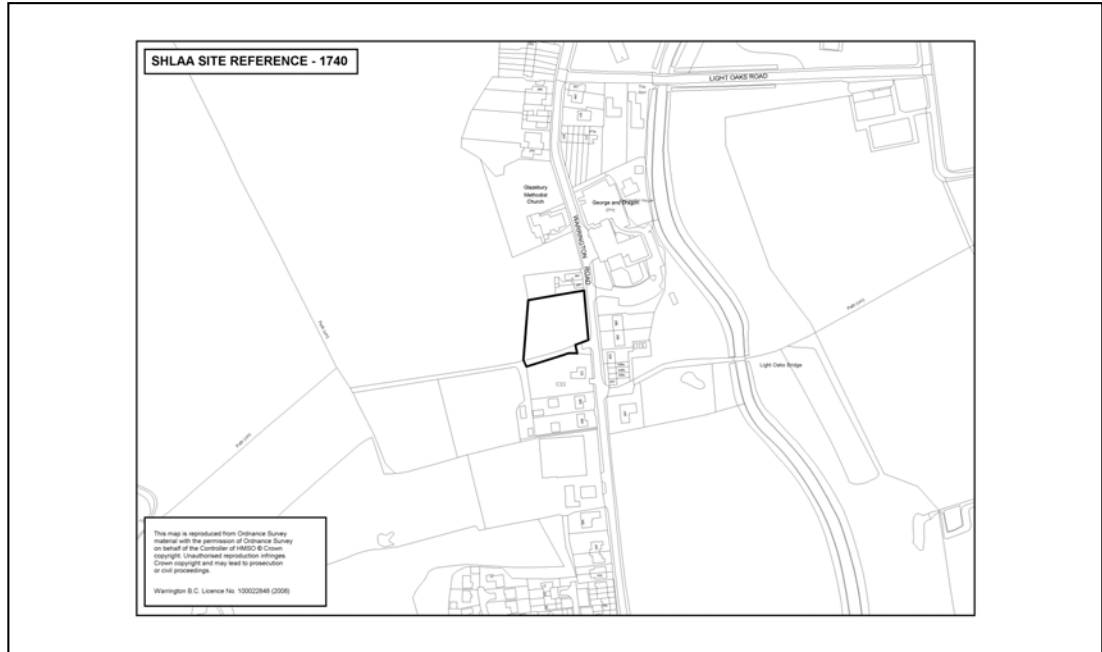
Site Name: Land between 284 - 302 Warrington Road
Site Address: Warrington Road, Glazebury, WA3 5LG
Ward: Culcheth, Glazebury & Croft
Existing Use: Agriculture

Gross Site Area (Ha): 0.26

Net Developable Site Area (Ha): 0.26

Planning Permission History: n/a

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 8
Residual Net Capacity: 7.8

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 8	
2023/24:	2024/25: 8
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable in the medium term (6-10).

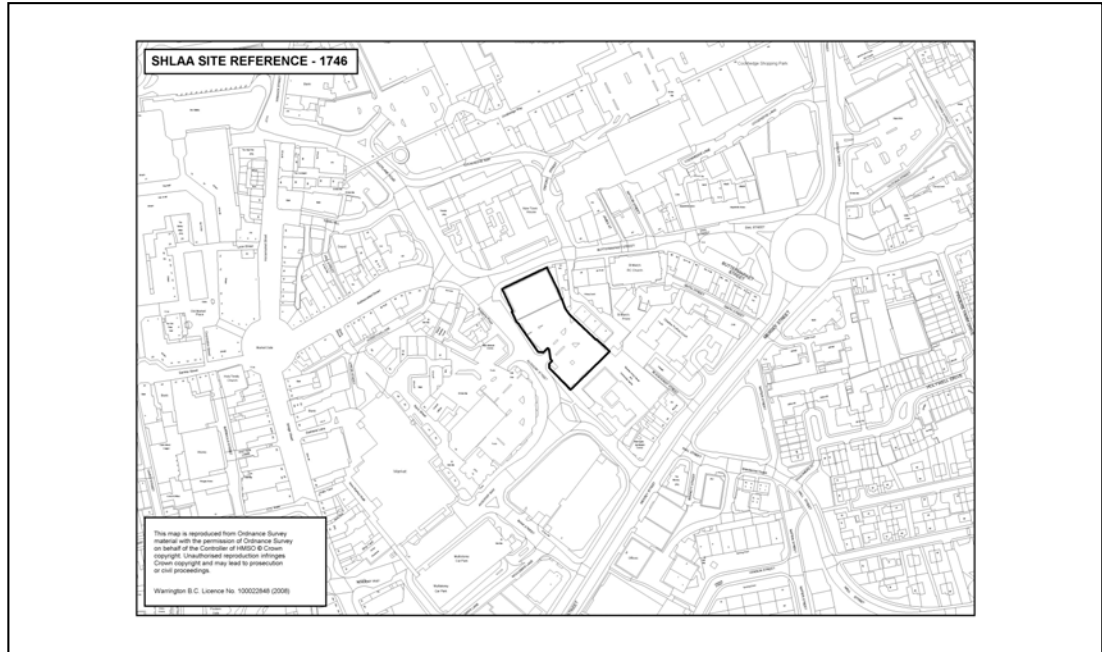
Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Site of former Kwik Save
Site Address: Academy Way / Buttermarket Street, Warrington, WA1 2NP
Ward: Bewsey & Whitecross
Existing Use: Indoor skate rink

Gross Site Area (Ha): 0.39 **Net Developable Site Area (Ha):** 0.39

Planning Permission History: 2017/31148

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 144
Residual Net Capacity: 144

Deliverable 2018-2023: 144	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23: 144	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however being promoted for development; is subject to a current planning application and is expected to obtain planning approval and be commenced within the deliverable (0-5) period.

Concluding Recommendation: Suitable, available and achievable

Site Name: Former Wilderspool Stadium
Site Address: Priory Street, Warrington, WA4 6YP
Ward: Latchford West
Existing Use: Former sports stadium

Gross Site Area (Ha): 1.9

Net Developable Site Area (Ha): 1.43

Planning Permission History: n/a

Green Belt: No

GF / PDL: PDL

Flood Zone (Highest Risk on site): 2

Contaminated Land Issues: No

Ground Conditions Issues: n/a

Site Access Issues: n/a

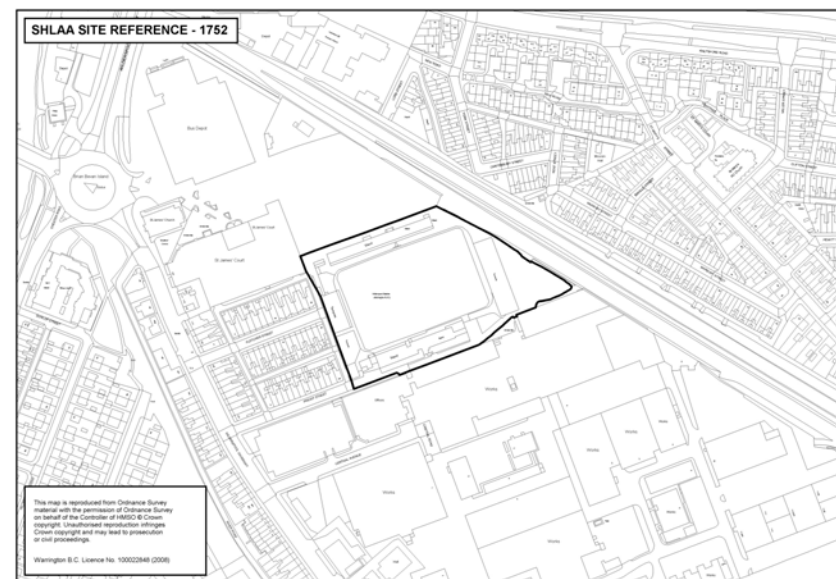
Surrounding Land Issues: In close proximity to the railway to the east and industrial / commercial works to the south.

Infrastructure Issues: No

Hazardous Installations Issues: No

Amenity Issues: No

Ownership / Tenancy Issues: No



Active Use: No

Site Developable Now: Yes

Promotion by Owner: Yes

Developer Interest: Yes

Known Demand for Housing: Yes

Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 163

Residual Net Capacity: 163

Deliverable 2018-2023: 135

2018/19:	2019/20:
2020/21: 25	2021/22: 55
2022/23: 55	

Developable 2023-2028: 28

2023/24: 28	2024/25:
2025/26:	2026/27:
2027/28:	

Developable 2028-2033: 0

2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is an area clearly identified for future redevelopment, with the Masterplan indicating it to be delivered in the first phase of development. The site is therefore considered to be deliverable (0-5).

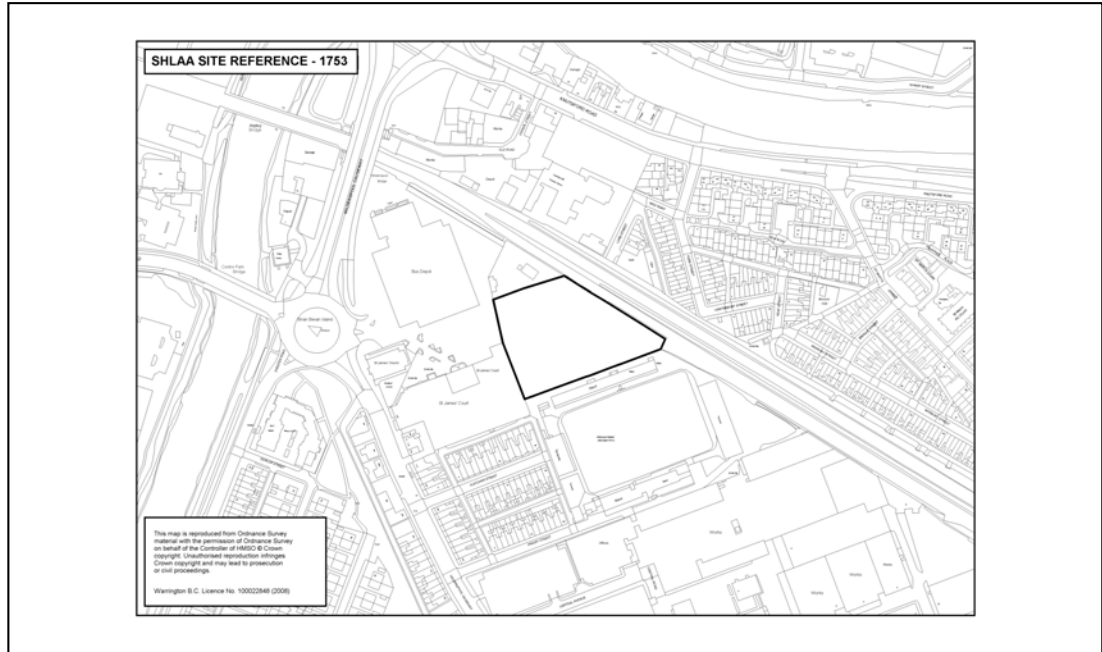
Concluding Recommendation: Suitable, available and achievable

Site Name: Land at the rear of St. James Court
Site Address: Off Wilderspool Causeway, Warrington, WA4 6PS
Ward: Latchford West
Existing Use: Car Park

Gross Site Area (Ha): 0.85 **Net Developable Site Area (Ha):** 0.77

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 2
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: In close proximity to large and busy bus depot and railway.
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 38
Residual Net Capacity: 38.25

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 38	
2028/29:	2029/30:
2030/31: 20	2031/32: 18
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is an area clearly identified for future redevelopment albeit not until the longer term. The site is therefore considered to be developable (11-15).

Concluding Recommendation: Suitable, likely to become available and achievable

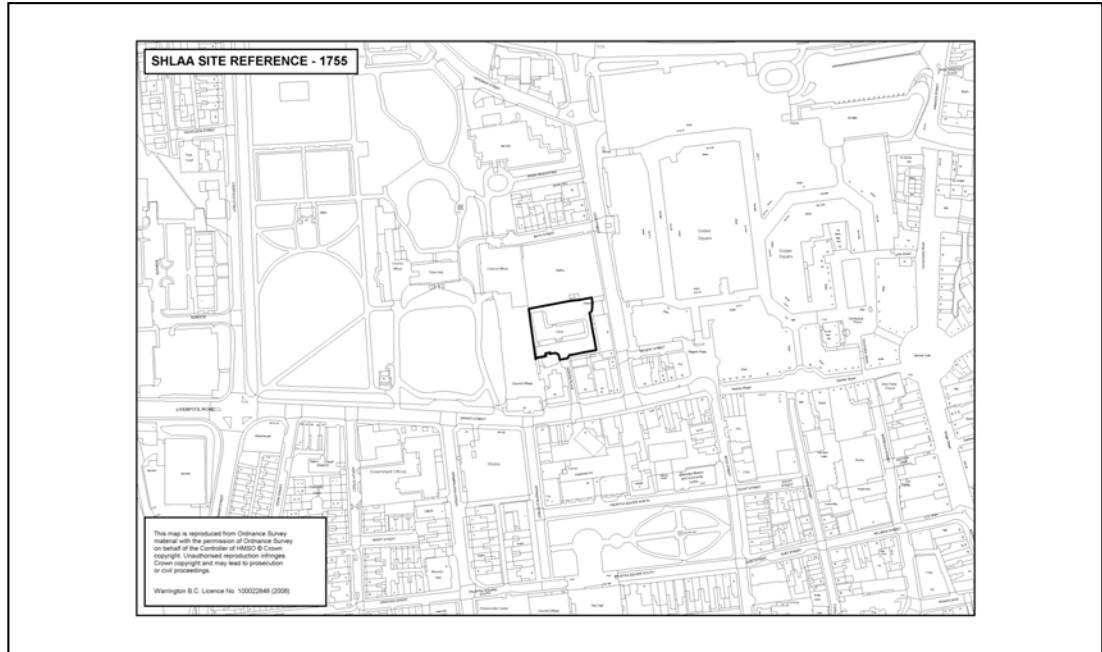
Site Name: Garven Place Clinic
Site Address: Legh Street, Warrington, WA1 1UQ
Ward: Bewsey & Whitecross
Existing Use: Vacant land. Although current undetermined LDC application

Gross Site Area (Ha): 0.56

Net Developable Site Area (Ha): 0.56

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 25
Residual Net Capacity: 25

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 25	
2023/24:	2024/25:
2025/26:	2026/27: 25
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however considered to be developable in the medium term (6-10) given that this locality continues to be actively promoted and given the priority location in the heart of the Town Centre.

Concluding Recommendation: Suitable, available and achievable

Site Name: Pierpoint & Bryant Lagoon

Site Address: Rear of Michael Nook, Westy, WA4 1AA

Ward: Latchford East

Existing Use: Derelict land

Gross Site Area (Ha): 3.45

Net Developable Site Area (Ha): 3.45

Planning Permission History: 2012/20529

Green Belt: No

GF / PDL: PDL

Flood Zone (Highest Risk on site): 1 & SW

Contaminated Land Issues: No

Ground Conditions Issues: n/a

Site Access Issues: n/a

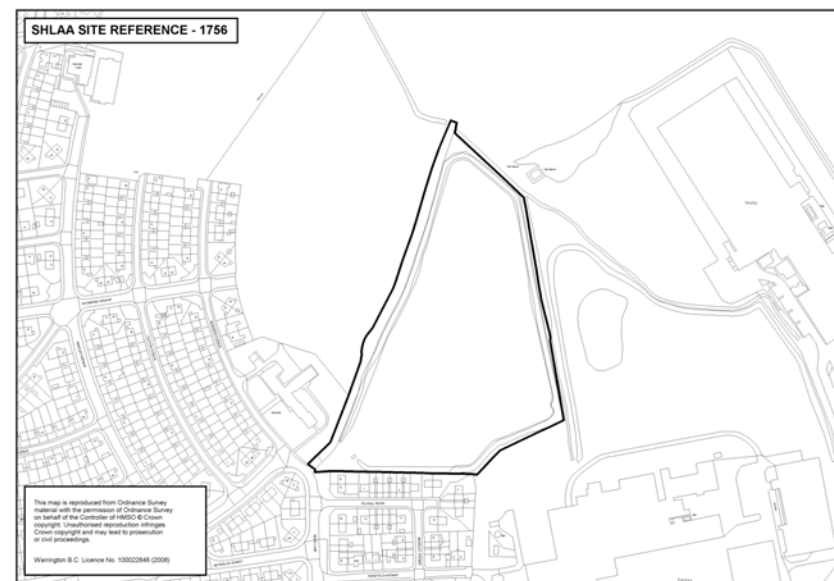
Surrounding Land Issues: n/a

Infrastructure Issues: No

Hazardous Installations Issues: No

Amenity Issues: No

Ownership / Tenancy Issues: No



Active Use: No

Site Developable Now: Yes

Promotion by Owner: Yes

Developer Interest: Yes

Known Demand for Housing: Yes

Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 104

Residual Net Capacity: 0

Deliverable 2018-2023: 0

2018/19: 2019/20:

2020/21: 2021/22:

2022/23:

Developable 2023-2028: 0

2023/24: 2024/25:

2025/26: 2026/27:

2027/28:

Developable 2028-2033: 0

2028/29: 2029/30:

2030/31: 2031/32:

2032/33:

2033+:

Concluding Comments: Site is considered suitable, available and achievable, and development is COMPLETE.

Concluding Recommendation: Suitable, available and achievable

Site Name: Land at 3 Delenty Drive

Site Address: Birchwood, WA3 6AN

Ward: Birchwood

Existing Use: Derelict land

Gross Site Area (Ha): 0.35

Net Developable Site Area (Ha): 0.35

Planning Permission History: 2015/25391

Green Belt: No

GF / PDL: PDL

Flood Zone (Highest Risk on site): 1 & SW

Contaminated Land Issues: No

Ground Conditions Issues: n/a

Site Access Issues: n/a

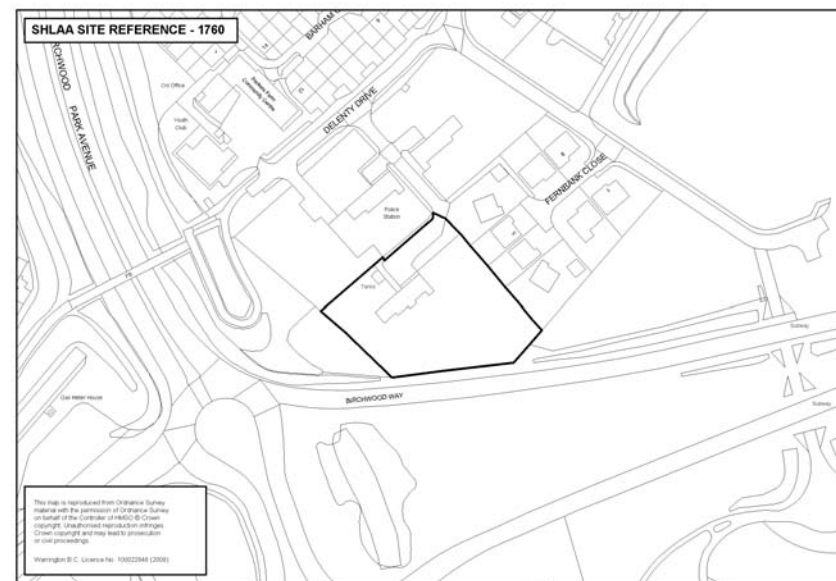
Surrounding Land Issues: n/a

Infrastructure Issues: No

Hazardous Installations Issues: No

Amenity Issues: No

Ownership / Tenancy Issues: No



Active Use: No

Site Developable Now: Yes

Promotion by Owner: Yes

Developer Interest: Yes

Known Demand for Housing: Yes

Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 9

Residual Net Capacity: 9

Deliverable 2018-2023: 9

2018/19: 9

2019/20:

2020/21:

2021/22:

2022/23:

Developable 2023-2028: 0

2023/24:

2024/25:

2025/26:

2026/27:

2027/28:

Developable 2028-2033: 0

2028/29:

2029/30:

2030/31:

2031/32:

2032/33:

2033+:

Concluding Comments: Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

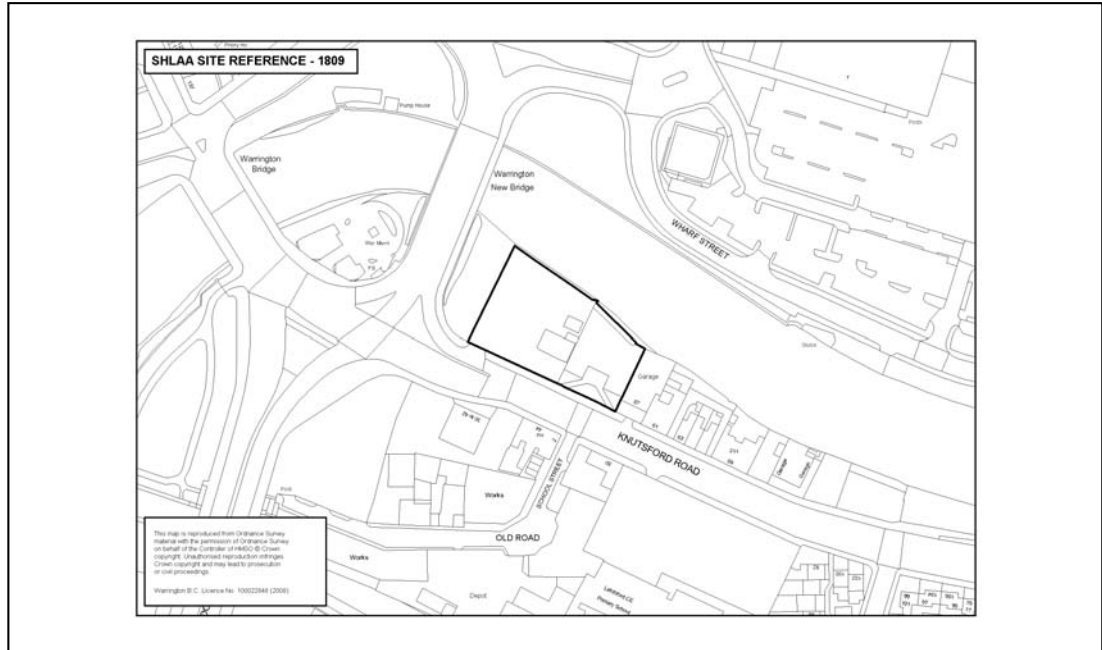
Site Name: Europcar
Site Address: 55 - 57 Knutsford, Latchford, WA4 1AB
Ward: Latchford West
Existing Use: Commercial and open space

Gross Site Area (Ha): 0.25

Net Developable Site Area (Ha): 0.25

Planning Permission History: n/a

Green Belt: No
GF / PDL: GF/PDL
Flood Zone (Highest Risk on site): 3a
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 25
Residual Net Capacity: 25

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 25	
2028/29:	2029/30:
2030/31: 25	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is an area clearly identified for future redevelopment albeit not until the longer term. The site is therefore considered to be developable (11-15).

Concluding Recommendation: Suitable, likely to become available and achievable

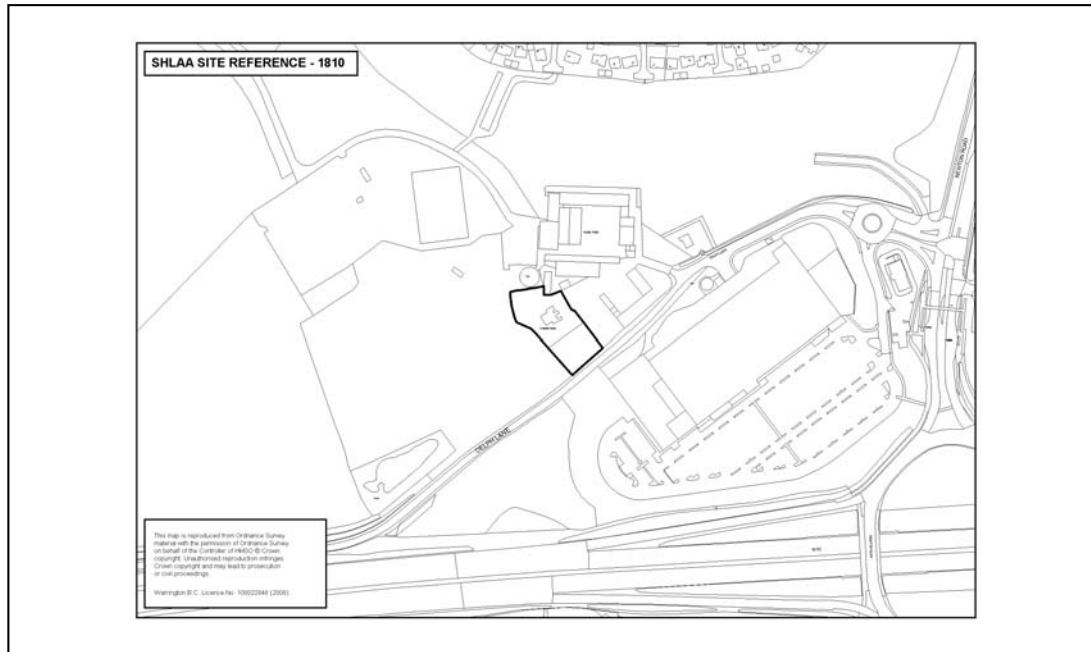
Site Name: Greenlea House
Site Address: Delph Lane, Winwick
Ward: Burtonwood & Winwick
Existing Use: Agricultural building

Gross Site Area (Ha): 0.5

Net Developable Site Area (Ha): 0.45

Planning Permission History: n/a

Green Belt: Yes
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 1
Residual Net Capacity: 1

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 1	
2023/24:	2024/25:
2025/26: 1	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however is considered to be developable in the medium term (6-10) given a specific proposal is not currently being promoted.

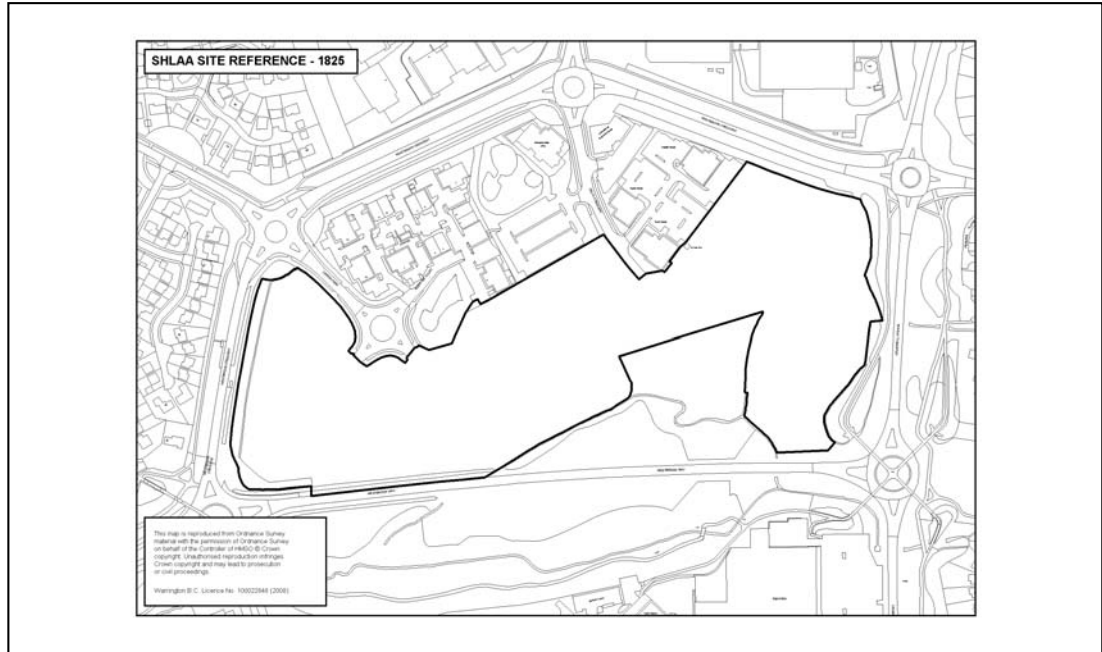
Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Gemini 16
Site Address: Carina Park, Westbrook
Ward: Westbrook
Existing Use: New Town Reserved Land

Gross Site Area (Ha): 5.4 **Net Developable Site Area (Ha):** 5.4

Planning Permission History: 2014/24762 & 2015/26158

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: Yes
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 118
Residual Net Capacity: 1

Deliverable 2018-2023: 1	
2018/19: 1	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable. Now benefits from planning permission and therefore is considered to be deliverable in the short term.

Concluding Recommendation: Suitable, available and achievable

Site Name: Land off Hollow Drive

Site Address: Hollow Drive, Stockton Heath, WA4 2AS

Ward: Stockton Heath

Existing Use: Vacant land

Gross Site Area (Ha): 0.36

Net Developable Site Area (Ha): 0.36

Planning Permission History: 2016/28485

Green Belt: No

GF / PDL: PDL

Flood Zone (Highest Risk on site): 1 & SW

Contaminated Land Issues: No

Ground Conditions Issues: n/a

Site Access Issues: n/a

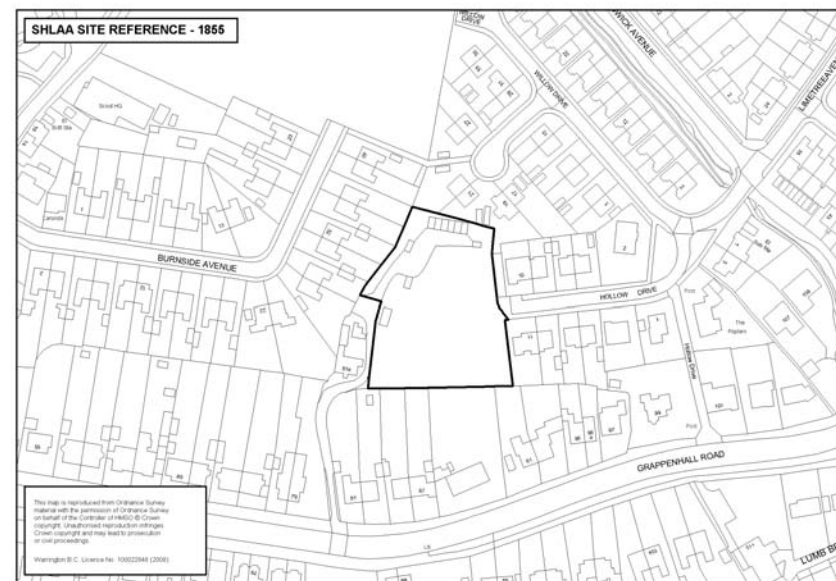
Surrounding Land Issues: n/a

Infrastructure Issues: No

Hazardous Installations Issues: No

Amenity Issues: No

Ownership / Tenancy Issues: No



Active Use: No

Site Developable Now: Yes

Promotion by Owner: Yes

Developer Interest: Yes

Known Demand for Housing: Yes

Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 9

Residual Net Capacity: 9

Deliverable 2018-2023: 9

2018/19: 2019/20:

2020/21: 9 2021/22:

2022/23:

Developable 2023-2028: 0

2023/24: 2024/25:

2025/26: 2026/27:

2027/28:

Developable 2028-2033: 0

2028/29: 2029/30:

2030/31: 2031/32:

2032/33:

2033+:

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

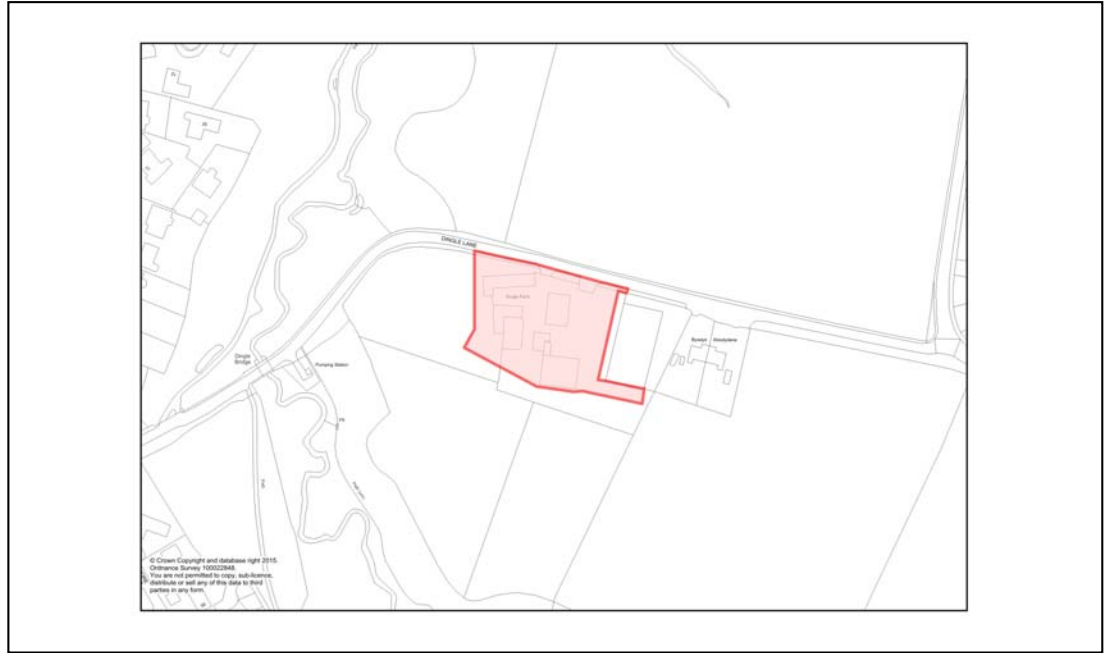
Site Name: Dingle Farm
Site Address: Dingle Lane, Appleton, WA4 3HR
Ward: Grappenhall
Existing Use: Agricultural / Commercial

Gross Site Area (Ha): 1.98

Net Developable Site Area (Ha): 1.98

Planning Permission History: 2015/25077

Green Belt: Yes
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 3
Residual Net Capacity: 2

Deliverable 2018-2023: 2	
2018/19: 2	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

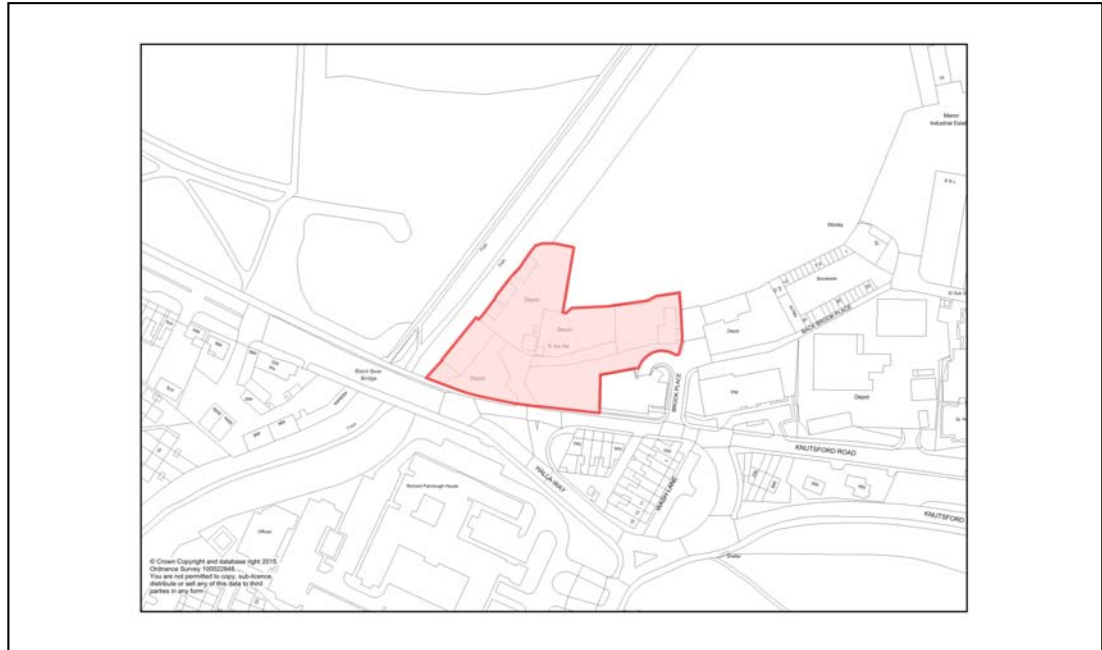
Site Name: Land off Knutsford Road / Blackbear Bridge
Site Address: Land off Knutsford Road/ Blackbrear Bridge, WA4 1NH
Ward: Latchford East
Existing Use: Dated commercial premises and underutilised land.

Gross Site Area (Ha): 0.56

Net Developable Site Area (Ha): 0.50

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 37
Residual Net Capacity: 37

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 37	
2023/24:	2024/25: 10
2025/26: 20	2026/27: 7
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however being actively promoted as a development opportunity in a relatively strong market area. On this basis the site is therefore considered to be developable in the medium-term (years 6-10) following cessation of any remaining commercial leases.

Concluding Recommendation: Suitable, likely to become available and achievable

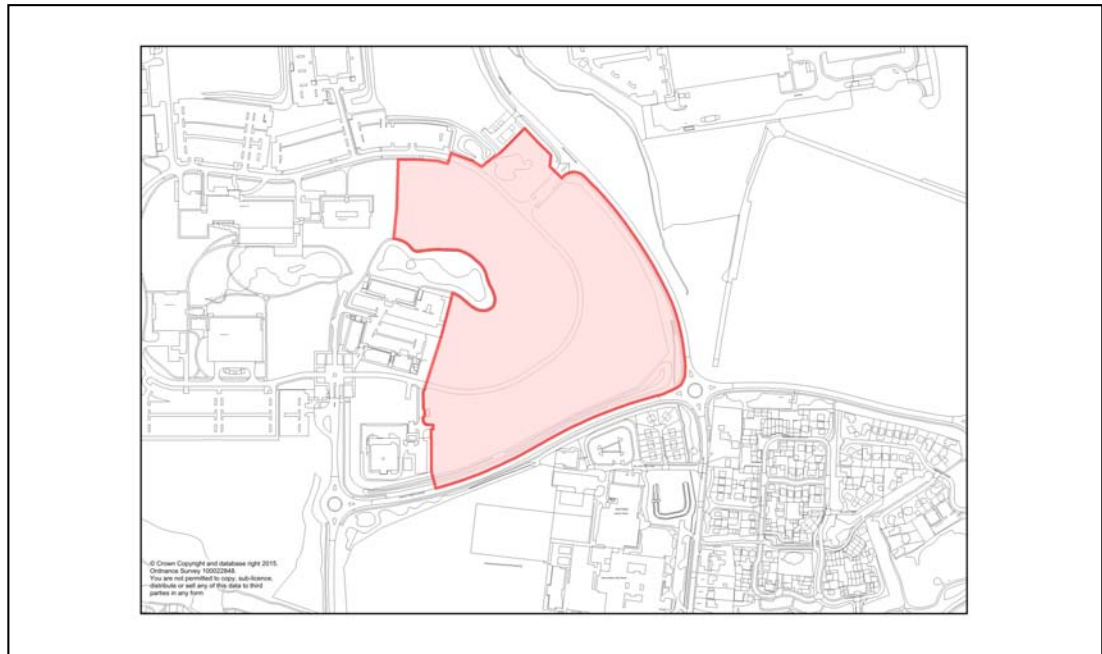
Site Name: Lingley Mere Business Park
Site Address: Lingley Mere, Great Sankey, WA5 3LQ
Ward: Great Sankey North & Whittle Hall
Existing Use: Vacant Land

Gross Site Area (Ha): 5.7

Net Developable Site Area (Ha): 4.28

Planning Permission History: 2016/27313

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 275
Residual Net Capacity: 275

Deliverable 2018-2023: 150	
2018/19:	2019/20:
2020/21: 30	2021/22: 60
2022/23: 60	
Developable 2023-2028: 125	
2023/24: 60	2024/25: 60
2025/26: 5	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable in the short to medium term (0-10).

Concluding Recommendation: Suitable, available and achievable

Site Name: Omega (Remainder)

Site Address: West Side of Burtonwood Road, Warrington, WA5

Ward: Great Sankey North & Whittle Hall

Existing Use: Vacant Land

Gross Site Area (Ha): 46

Net Developable Site Area (Ha): 34.00

Planning Permission History: 2015/26469

Green Belt: No

GF / PDL: PDL

Flood Zone (Highest Risk on site): 1 & SW

Contaminated Land Issues: No

Ground Conditions Issues: n/a

Site Access Issues: n/a

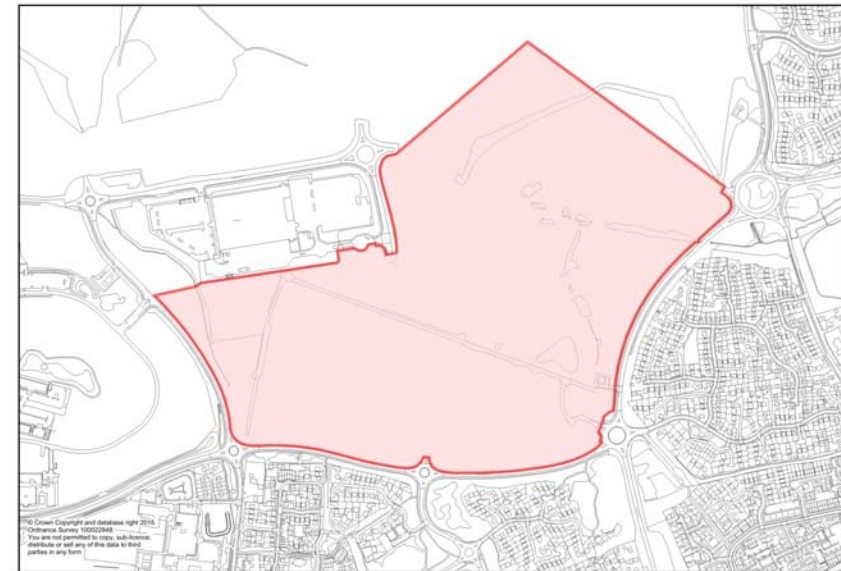
Surrounding Land Issues: n/a

Infrastructure Issues: No

Hazardous Installations Issues: No

Amenity Issues: No

Ownership / Tenancy Issues: No



Active Use: No

Site Developable Now: Yes

Promotion by Owner: Yes

Developer Interest: Yes

Known Demand for Housing: Yes

Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 742

Residual Net Capacity: 742

Deliverable 2018-2023: 275

2018/19:	2019/20:
2020/21: 55	2021/22: 110
2022/23: 110	

Developable 2023-2028: 467

2023/24: 110	2024/25: 110
2025/26: 110	2026/27: 110
2027/28: 27	

Developable 2028-2033: 0

2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	

2033+:

Concluding Comments: Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0 -5).

Concluding Recommendation: Suitable, available and achievable

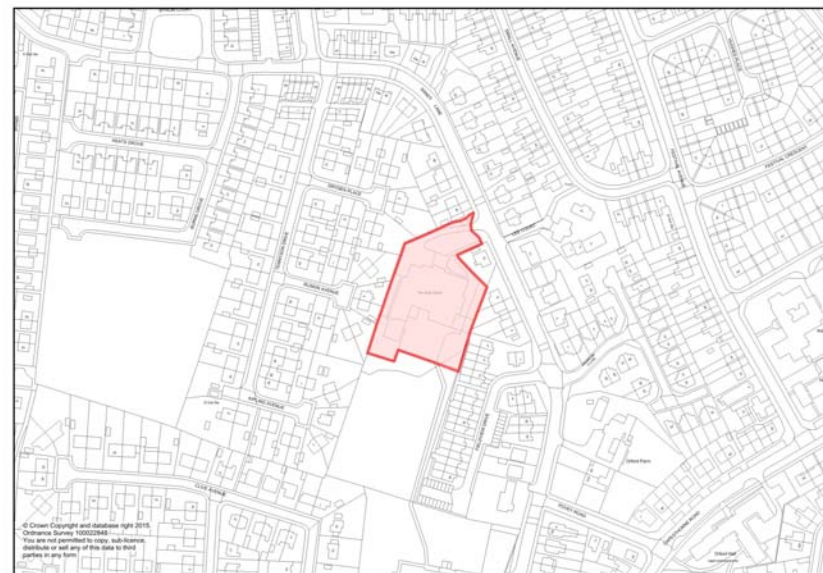
Site Name: St. Margarets Infant Block
Site Address: Sandy Lane, Warrington, WA2 9AD
Ward: Orford
Existing Use: School Building (infant block)

Gross Site Area (Ha): 0.5

Net Developable Site Area (Ha): 0.45

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 17
Residual Net Capacity: 17

Deliverable 2018-2023: 0

2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	

Developable 2023-2028: 17

2023/24:	2024/25:
2025/26: 10	2026/27: 7
2027/28:	

Developable 2028-2033: 0

2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however being promoted as a redevelopment opportunity and as such is considered to be developable in the medium (6-10) term.

Concluding Recommendation: Suitable, likely to become available and achievable

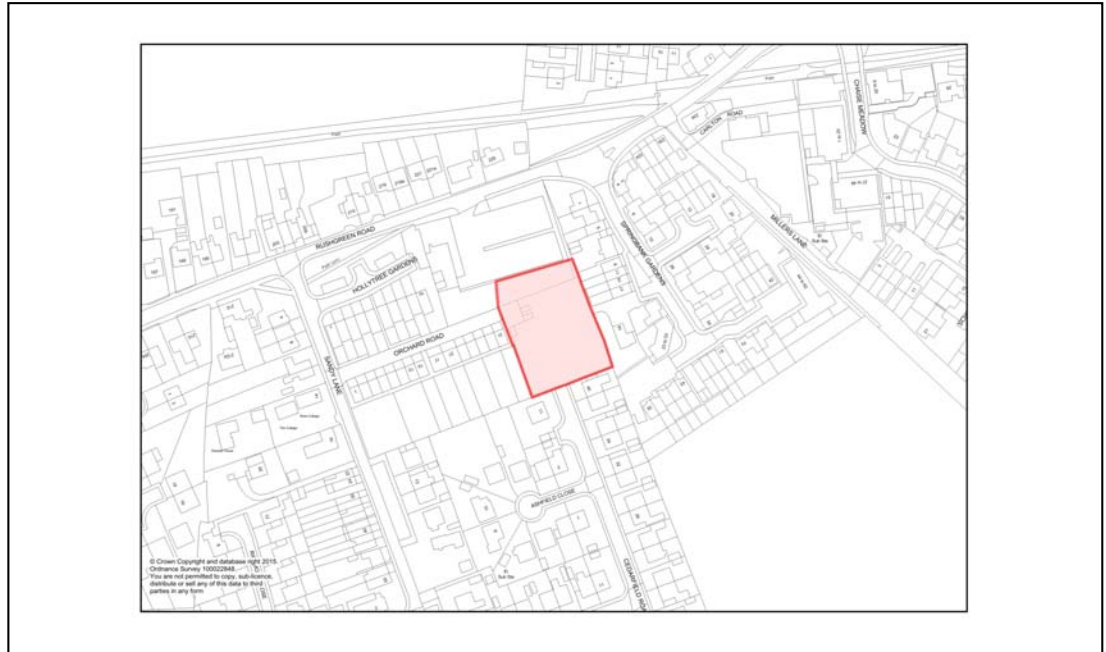
Site Name: Land off Cedarfield Road
Site Address: Land off Cedarfield Road, Lymm, WA13 9HN
Ward: Lymm North & Thelwall
Existing Use: Open Space

Gross Site Area (Ha): 0.25

Net Developable Site Area (Ha): 0.25

Planning Permission History: 2015/26200

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 7
Residual Net Capacity: 0

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable, and development is COMPLETE.

Concluding Recommendation: Suitable, available and achievable

Site Name: Oakdene Nursing Home

Site Address: Off Twiss Green Lane, Culcheth, WA3 4TH

Ward: Culcheth, Glazebury & Croft

Existing Use: Vacant premises

Gross Site Area (Ha): 0.530

Net Developable Site Area (Ha): 0.48

Planning Permission History: 2016/28534
2018/32335

Green Belt: No

GF / PDL: PDL

Flood Zone (Highest Risk on site): 1 & SW

Contaminated Land Issues: No

Ground Conditions Issues: n/a

Site Access Issues: n/a

Surrounding Land Issues: n/a

Infrastructure Issues: No

Hazardous Installations Issues: Yes

Amenity Issues: No

Ownership / Tenancy Issues: No



Active Use: No

Site Developable Now: Yes

Promotion by Owner: Yes

Developer Interest: No

Known Demand for Housing: Yes

Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 9

Residual Net Capacity: 9

Deliverable 2018-2023: 9

2018/19: 9

2019/20:

2020/21:

2021/22:

2022/23:

Developable 2023-2028: 0

2023/24:

2024/25:

2025/26:

2026/27:

2027/28:

Developable 2028-2033: 0

2028/29:

2029/30:

2030/31:

2031/32:

2032/33:

2033+:

Concluding Comments: Site is considered suitable, available and achievable, and benefits from a planning approval for residential development. Site has therefore been included in the 0-5 year supply.

Concluding Recommendation: Suitable, available and achievable

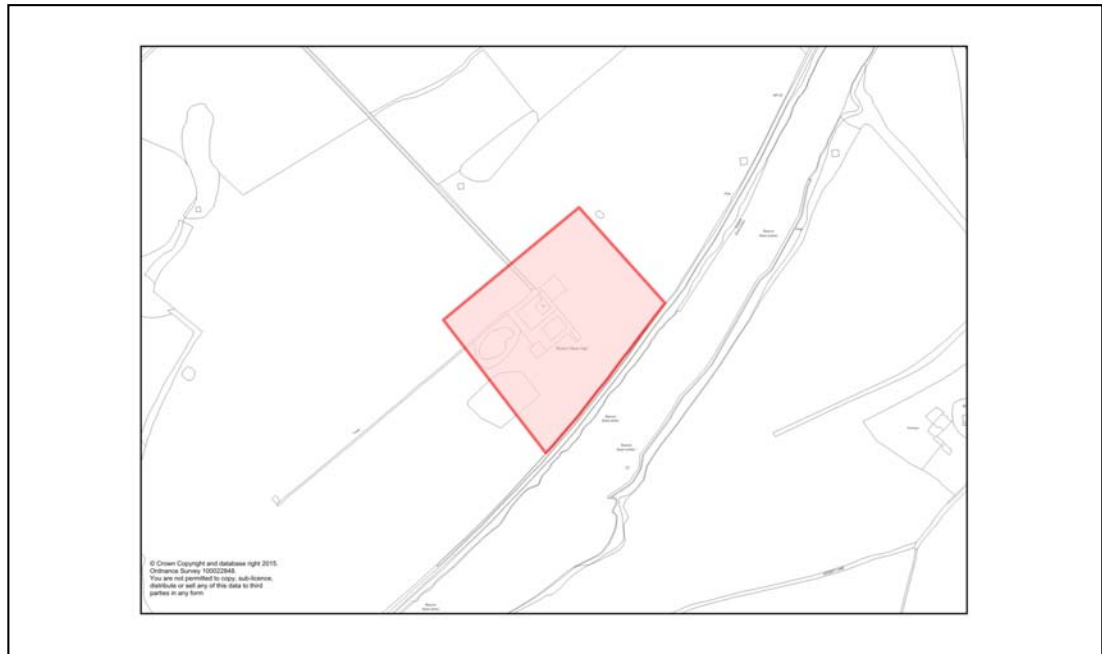
Site Name: Land at Rixton New Hall
Site Address: Manchester Road, Rixton, WA3 6HA
Ward: Rixton & Woolston
Existing Use: Farm buildings and agricultural land

Gross Site Area (Ha): 4.82

Net Developable Site Area (Ha): 3.62

Planning Permission History: n/a

Green Belt: Yes
GF / PDL: GF/PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 2
Residual Net Capacity: 2

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 2	
2028/29: 2	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable in the longer term (11-15).

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Sycamore Lane Community Primary School
Site Address: Sycamore Lane, Gt Sankey, WA5 1LA
Ward: Great Sankey South
Existing Use: Primary School

Gross Site Area (Ha): 2.3

Net Developable Site Area (Ha): 1.73

Planning Permission History: n/a

Green Belt: No
GF / PDL: GF/PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 60
Residual Net Capacity: 60.375

Deliverable 2018-2023: 60	
2018/19:	2019/20:
2020/21: 17	2021/22: 35
2022/23: 8	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable and whilst does not benefit from planning permission is nevertheless likely to be disposed of and developed in the short-term. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

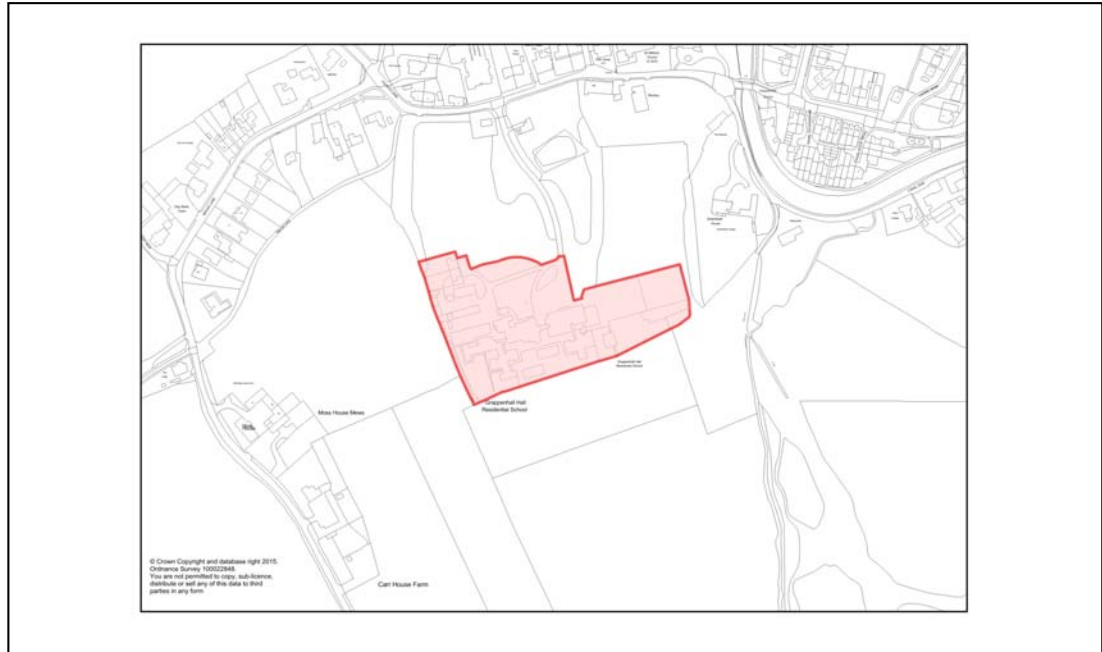
Site Name: Grappenhall Hall Residential School
Site Address: Church Lane, Grappenhall, WA4 3EU
Ward: Grappenhall
Existing Use: School

Gross Site Area (Ha): 1.7

Net Developable Site Area (Ha): 0.85

Planning Permission History: n/a

Green Belt: Yes
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 20
Residual Net Capacity: 20

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 20	
2023/24:	2024/25:
2025/26: 10	2026/27: 10
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable in the medium term (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable

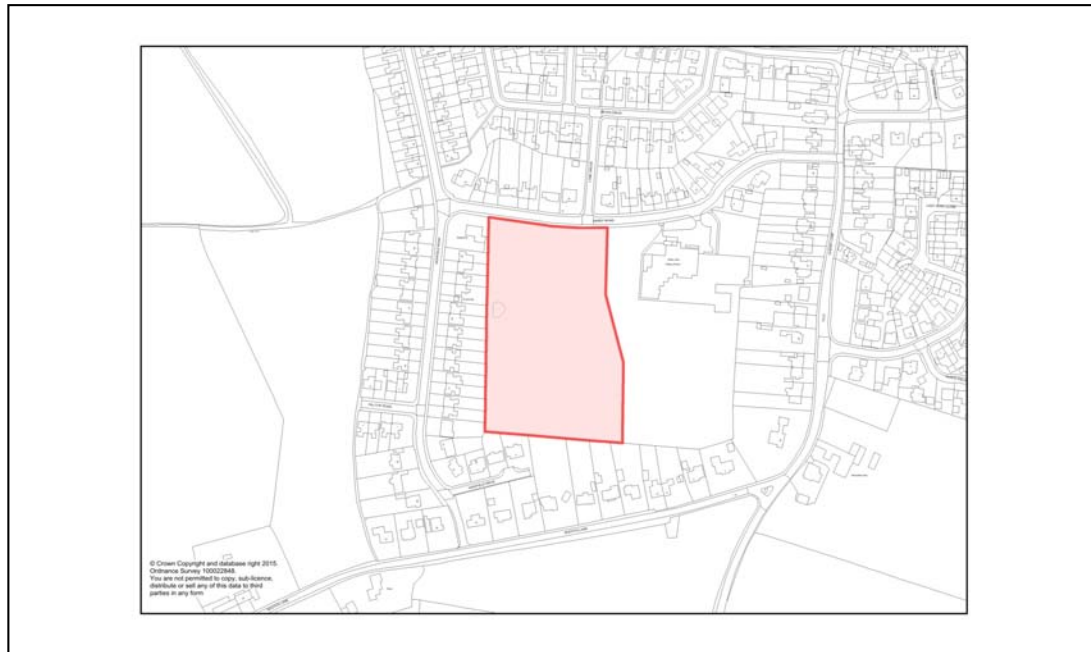
Site Name: Land off Hardy Road
Site Address: Land off Hardy Road, Lymm, WA13 ONX
Ward: Lymm South
Existing Use: Paddocks

Gross Site Area (Ha): 1.9

Net Developable Site Area (Ha): 1.43

Planning Permission History: n/a

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: Yes



Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 43
Residual Net Capacity: 42.75

Deliverable 2018-2023: 43	
2018/19:	2019/20:
2020/21: 10	2021/22: 20
2022/23: 13	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable and whilst does not benefit from planning permission is nevertheless likely to be disposed of and developed in the short-term. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

Site Name: PDC Irwell Road
Site Address: Off Irwell Road, WA4 6BB
Ward: Latchford West
Existing Use: Vacant council offices and disused playing field.

Gross Site Area (Ha): 1.87	Net Developable Site Area (Ha): 1.68
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Planning Permission History: n/a

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 50
Residual Net Capacity: 50.49

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 50	
2023/24:	2024/25:
2025/26: 10	2026/27: 20
2027/28: 20	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Whilst the site does not currently benefit from planning permission it is considered to be suitable, available and achievable. The site has been identified to be brought forward for residential use by the Council's newly created Housing Company in the medium-term. The site is therefore considered to be developable (6-10).

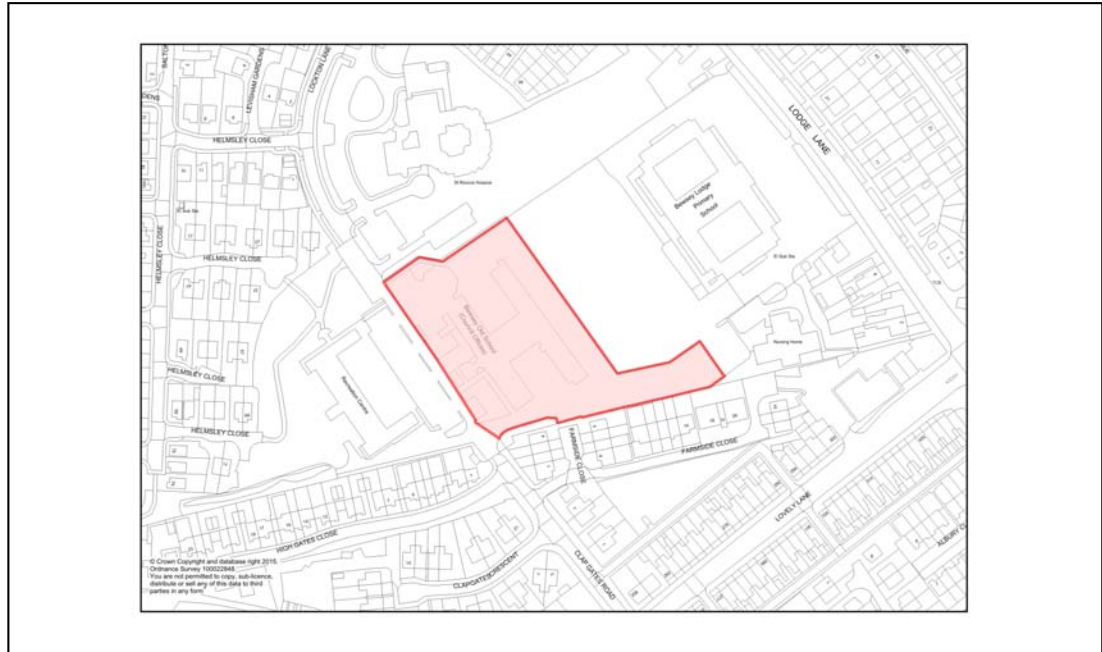
Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Bewsey Old School
Site Address: Off Lockton Lane, Bewsey, WA5 0BF
Ward: Bewsey & Whitecross
Existing Use: Cleared site

Gross Site Area (Ha): 0.8 **Net Developable Site Area (Ha):** 0.72

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 22
Residual Net Capacity: 21.6

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 22	
2023/24:	2024/25:
2025/26: 10	2026/27: 12
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Whilst the site does not currently benefit from planning permission it is considered to be suitable, available and achievable. The site has been identified to be brought forward for residential use by the Council's newly created Housing Company in the medium-term. The site is therefore considered to be developable (6-10).

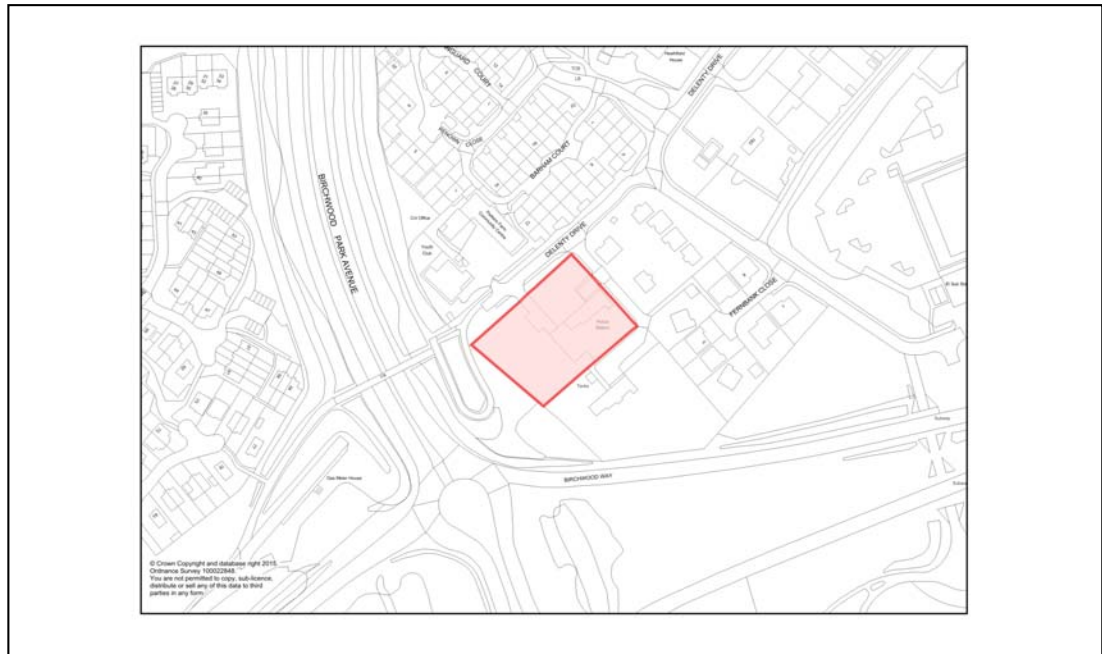
Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Delenty Drive Police Station
Site Address: Delenty Drive, Birchwood, WA3 6AN
Ward: Birchwood
Existing Use: Police Station

Gross Site Area (Ha): 0.31 **Net Developable Site Area (Ha):** 0.31

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: Yes



Active Use: Yes
Site Developable Now: No
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: No

Recommended Gross Capacity: 8
Residual Net Capacity: 8

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 8	
2023/24:	2024/25:
2025/26: 8	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Whilst the site does not currently benefit from planning permission it is considered to be suitable, available and achievable. The site has been identified to be brought forward for residential use by the Council's newly created Housing Company in the medium-term. The site is therefore considered to be developable (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Bridgewater House and Depot
Site Address: Off Sandy Lane, Stockton Heath, WA4 2AY
Ward: Stockton Heath
Existing Use: Council depot and waste transfer station.

Gross Site Area (Ha): 0.43

Net Developable Site Area (Ha): 0.39

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 12
Residual Net Capacity: 11.61

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 12	
2023/24:	2024/25:
2025/26: 12	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development and remains in operational use. The site is however considered to be developable in the medium term (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Houghton Hall

Site Address: Greenwood Crescent, Orford, WA2 0DT

Ward: Poplars & Hulme

Existing Use: Care home

Gross Site Area (Ha): 0.49

Net Developable Site Area (Ha): 0.44

Planning Permission History: 2013/22678

Green Belt: No

GF / PDL: PDL

Flood Zone (Highest Risk on site): 1 & SW

Contaminated Land Issues: No

Ground Conditions Issues: n/a

Site Access Issues: n/a

Surrounding Land Issues: n/a

Infrastructure Issues: No

Hazardous Installations Issues: No

Amenity Issues: No

Ownership / Tenancy Issues: No



Active Use: No

Site Developable Now: Yes

Promotion by Owner: Yes

Developer Interest: Yes

Known Demand for Housing: Yes

Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 21

Residual Net Capacity: 21

Deliverable 2018-2023: 21

2018/19:

2019/20:

2020/21: 10

2021/22: 11

2022/23:

Developable 2023-2028: 0

2023/24:

2024/25:

2025/26:

2026/27:

2027/28:

Developable 2028-2033: 0

2028/29:

2029/30:

2030/31:

2031/32:

2032/33:

2033+:

Concluding Comments: Site is considered suitable, available and achievable and whilst does not benefit from planning permission is nevertheless likely to be disposed of and developed in the short-term. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

Site Name: Harrison Square

Site Address: Longshaw Street, Bewsey, WA5 0HQ

Ward: Bewsey & Whitecross

Existing Use: Commercial units

Gross Site Area (Ha): 0.36

Net Developable Site Area (Ha): 0.36

Planning Permission History: 2015/26262

Green Belt: No

GF / PDL: PDL

Flood Zone (Highest Risk on site): 1 & SW

Contaminated Land Issues: No

Ground Conditions Issues: n/a

Site Access Issues: n/a

Surrounding Land Issues: n/a

Infrastructure Issues: No

Hazardous Installations Issues: No

Amenity Issues: No

Ownership / Tenancy Issues: No



Active Use: No

Site Developable Now: Yes

Promotion by Owner: Yes

Developer Interest: Yes

Known Demand for Housing: Yes

Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 24

Residual Net Capacity: 13

Deliverable 2018-2023: 13

2018/19: 13

2019/20:

2020/21:

2021/22:

2022/23:

Developable 2023-2028: 0

2023/24:

2024/25:

2025/26:

2026/27:

2027/28:

Developable 2028-2033: 0

2028/29:

2029/30:

2030/31:

2031/32:

2032/33:

2033+:

Concluding Comments: Site is considered suitable, available and achievable and benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

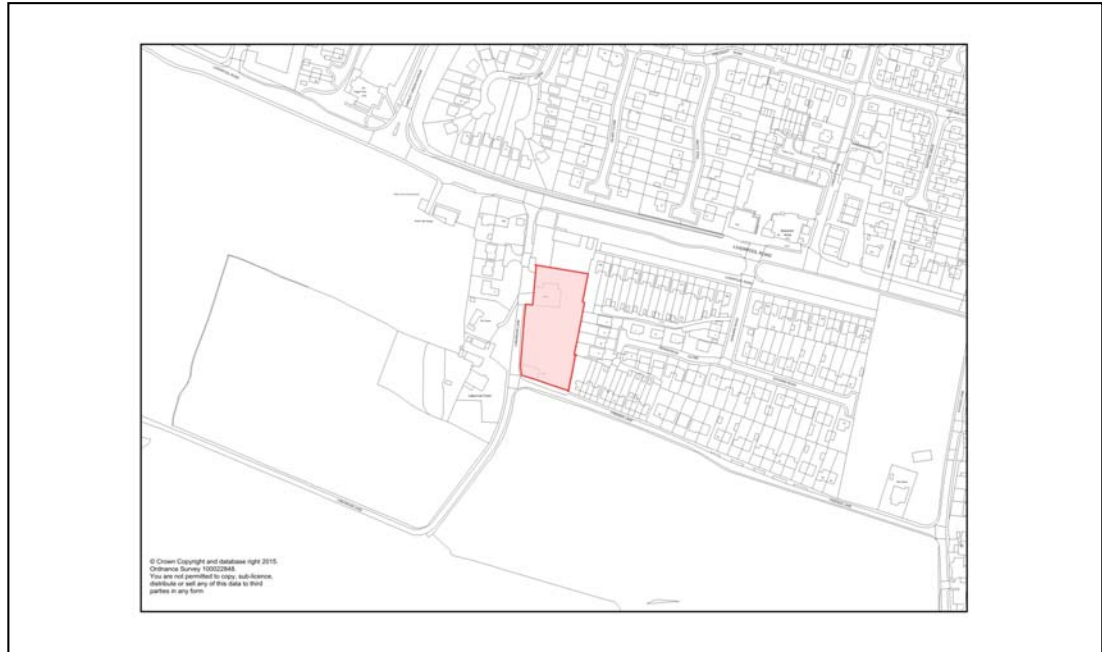
Site Name: Rear of former Hewden Tool Hire
Site Address: Laburnum Lane, Gt Sankey, WA5 3LE
Ward: Great Sankey North
Existing Use: Vacant

Gross Site Area (Ha): 0.42

Net Developable Site Area (Ha): 0.378

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 11.34
Residual Net Capacity: 11.34

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 11	
2028/29: 11	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable in the longer term (11-15).

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Whispers, Green Lane

Site Address: Whispers, Green Lane, Winwick, WA2 8SE

Ward: Burtonwood & Winwick

Existing Use: Residential curtilage

Gross Site Area (Ha): 0.42

Net Developable Site Area (Ha): 0.38

Planning Permission History: n/a

Green Belt: No

GF / PDL: GF

Flood Zone (Highest Risk on site): 1 & SW

Contaminated Land Issues: No

Ground Conditions Issues: n/a

Site Access Issues: n/a

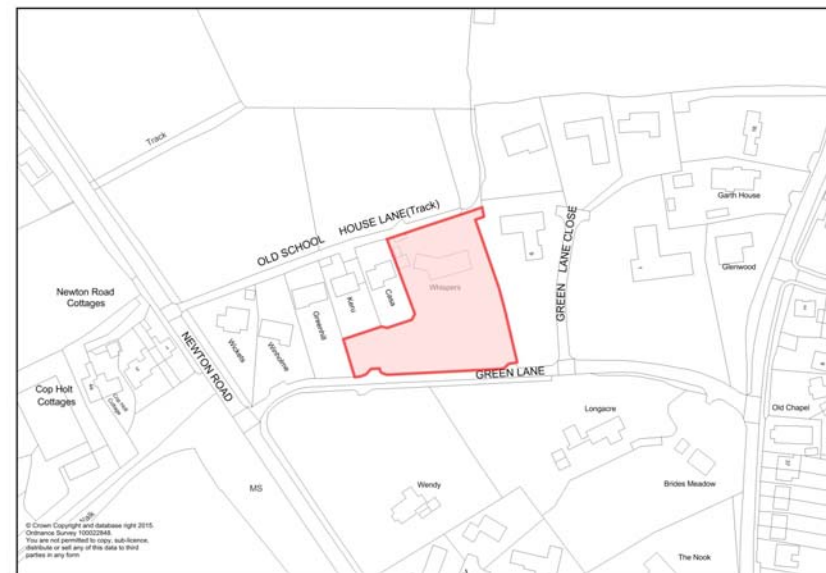
Surrounding Land Issues: n/a

Infrastructure Issues: No

Hazardous Installations Issues: No

Amenity Issues: No

Ownership / Tenancy Issues: No



Active Use: Yes

Site Developable Now: Yes

Promotion by Owner: Yes

Developer Interest: No

Known Demand for Housing: Yes

Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 4

Residual Net Capacity: 4

Deliverable 2018-2023: 4

2018/19:	2019/20:
2020/21: 4	2021/22:
2022/23:	

Developable 2023-2028: 0

2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	

Developable 2028-2033: 0

2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however being promoted for development with recent pre-application discussions. The site is therefore considered to be deliverable in the 0-5 year period.

Concluding Recommendation: Suitable, available and achievable

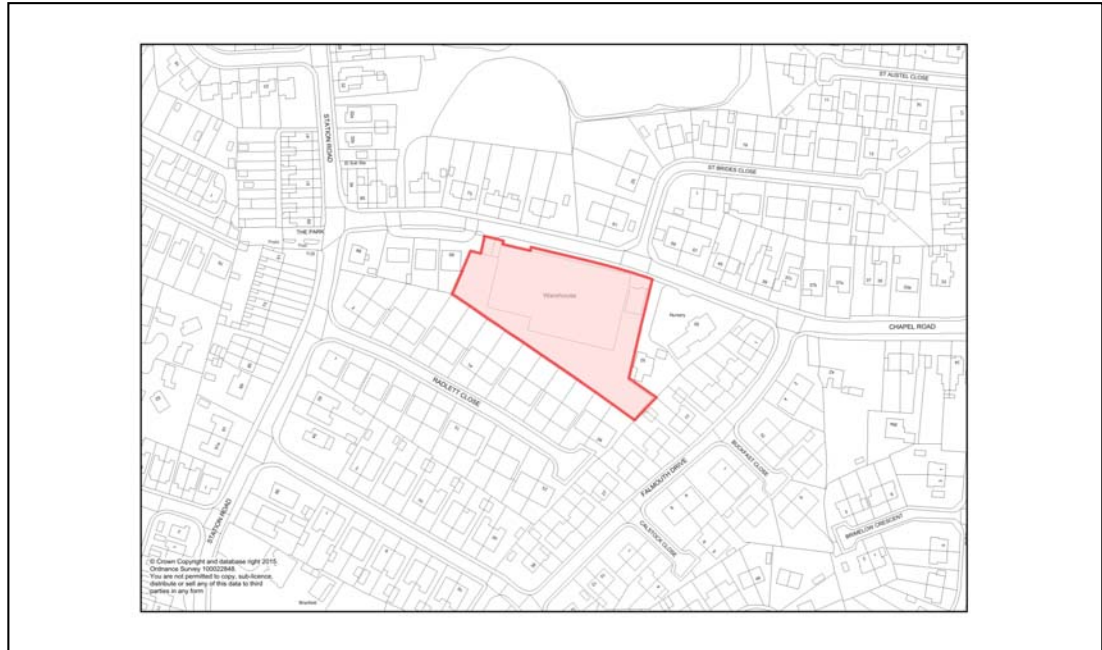
Site Name: Boulting Electrical Systems
Site Address: Chapel Road, Penketh, WA5 2PR
Ward: Penketh & Cuerdley
Existing Use: Industrial unit / office

Gross Site Area (Ha): 0.48

Net Developable Site Area (Ha): 0.43

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 8
Residual Net Capacity: 8

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 8	
2028/29: 8	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable in the medium / longer-term (11-15).

Concluding Recommendation: Suitable, likely to become available and achievable

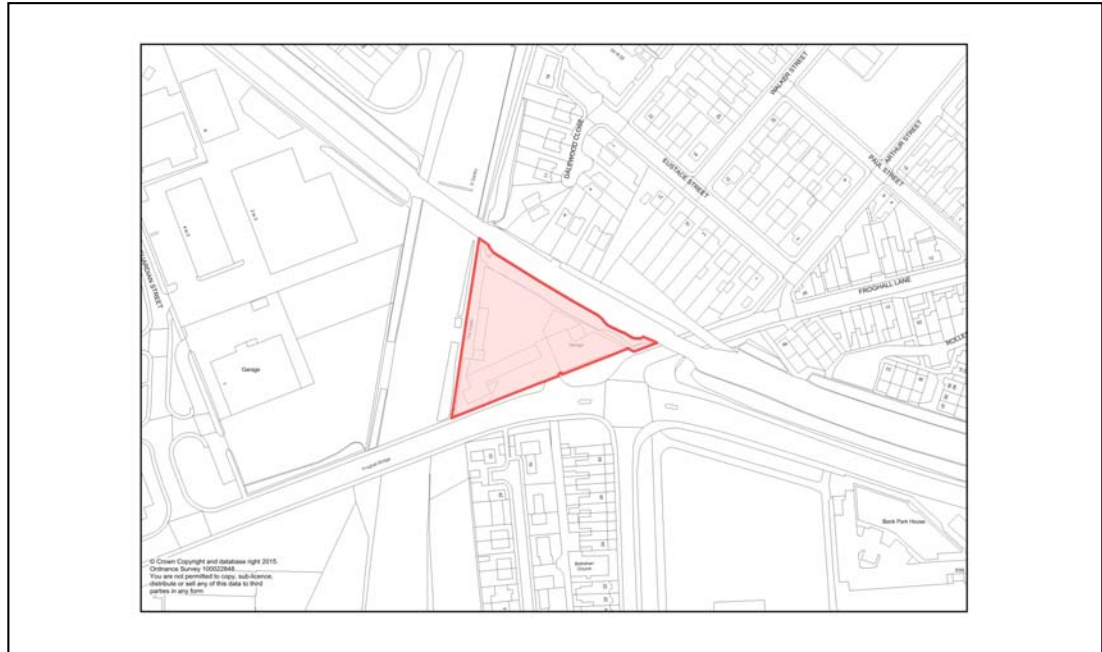
Site Name: Midland Way / Priestley Street Garage
Site Address: Warrington, WA1 1UE
Ward: Bewsey & Whitecross
Existing Use: Tile showroom

Gross Site Area (Ha): 0.39

Net Developable Site Area (Ha): 0.39

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 25
Residual Net Capacity: 25

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 25	
2028/29:	2029/30:
2030/31: 25	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is however considered to be developable in the longer term (11-15).

Concluding Recommendation: Suitable, likely to become available and achievable

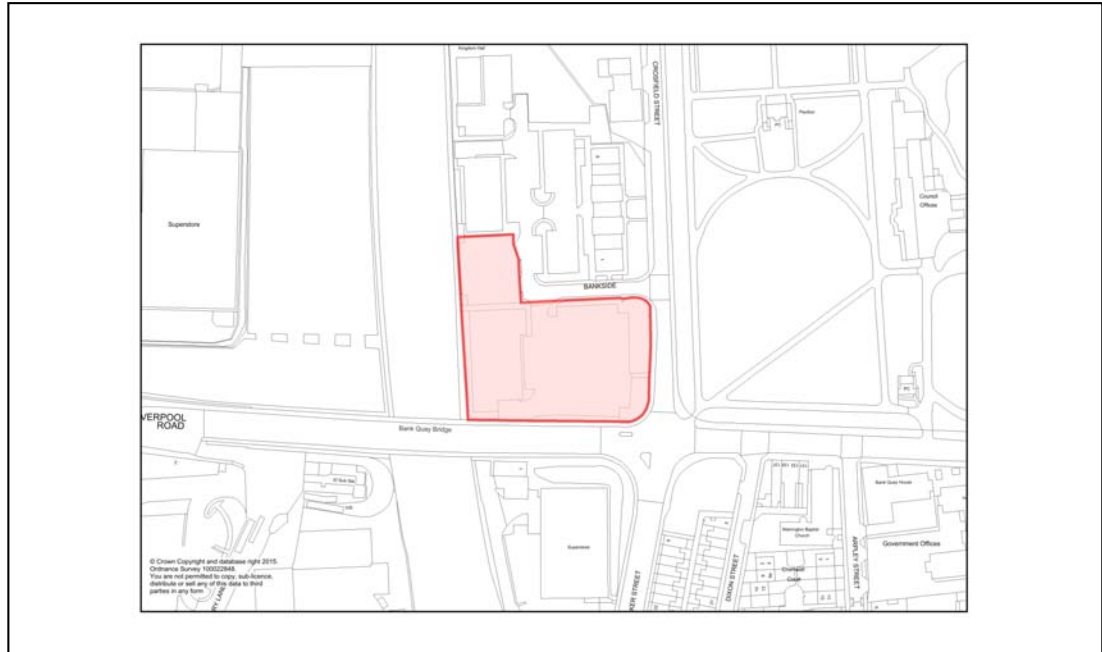
Site Name: ALDI Store
Site Address: Crosfield Street, Warrington, WA1 1UD
Ward: Bewsey & Whitecross
Existing Use: ALDI superstore.

Gross Site Area (Ha): 0.65

Net Developable Site Area (Ha): 0.59

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 46
Residual Net Capacity: 46

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 46	
2028/29:	2029/30:
2030/31: 23	2031/32: 23
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is however considered to be developable in the longer term (11-15).

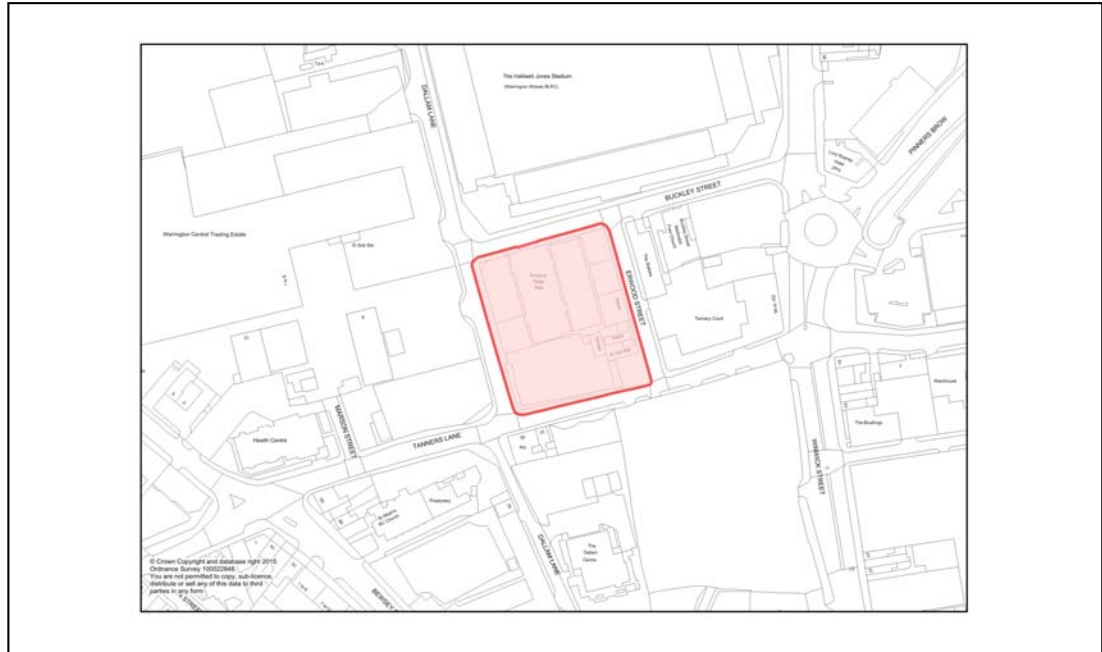
Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Portland Trade Park
Site Address: Tanners Lane/Erwood Street, Warrington, WA2 7NS
Ward: Bewsey & Whitecross
Existing Use: Trade park

Gross Site Area (Ha): 0.58 **Net Developable Site Area (Ha):** 0.52

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 35
Residual Net Capacity: 35

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 35	
2028/29:	2029/30:
2030/31: 35	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is however considered to be developable in the longer term (11-15).

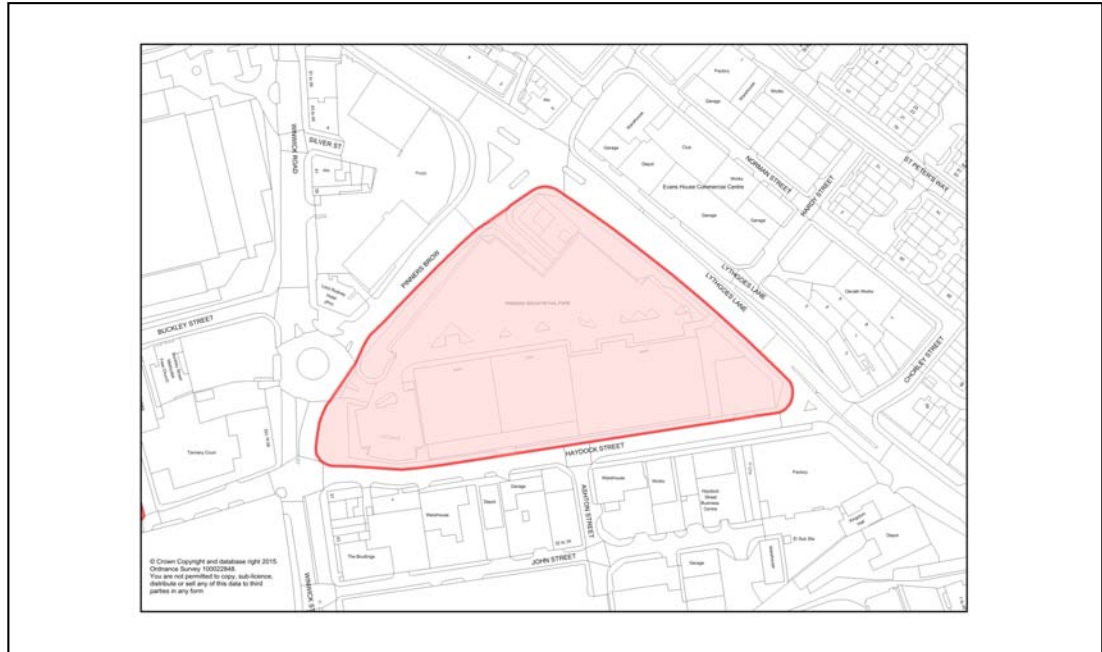
Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Pinners Brow Retail Park
Site Address: Pinners Brow, Warrington, WA2 7XA
Ward: Bewsey & Whitecross
Existing Use: Retail Park

Gross Site Area (Ha): 1.98 **Net Developable Site Area (Ha):** 1.49

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 74
Residual Net Capacity: 74.25

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 74	
2028/29:	2029/30:
2030/31: 10	2031/32: 35
2032/33: 29	
2033+:	

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is considered to be a long term opportunity developable (11-15) within the plan period, as it is likely to be a latter phase of the Stadium Quarter build out.

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Former Cabinet Works and Vicinity

Site Address: Cairo Street/Barbauld Street, Warrington, WA1 1EH

Ward: Bewsey & Whitecross

Existing Use: Vacant land

Gross Site Area (Ha): 0.28

Net Developable Site Area (Ha): 0.28

Planning Permission History: n/a

Green Belt: No

GF / PDL: PDL

Flood Zone (Highest Risk on site): 1

Contaminated Land Issues: No

Ground Conditions Issues: No known issues in this locality. Although part of the site is a graveyard and would evidently be excluded from the net developable area.

Site Access Issues: n/a

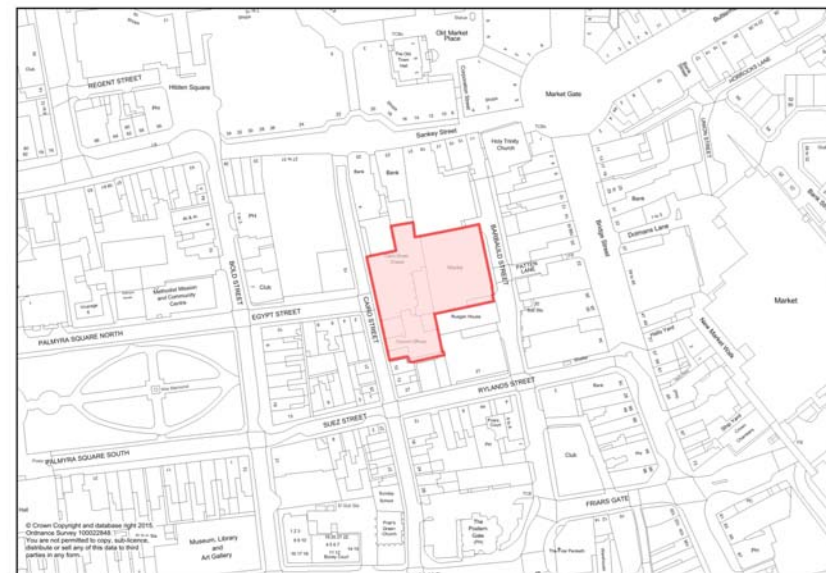
Surrounding Land Issues: No

Infrastructure Issues: No

Hazardous Installations Issues: No

Amenity Issues: No

Ownership / Tenancy Issues: No



Active Use: No

Site Developable Now: Yes

Promotion by Owner: Yes

Developer Interest: Yes

Known Demand for Housing: Yes

Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 15

Residual Net Capacity: 15

Deliverable 2018-2023: 0

2018/19: 2019/20:

2020/21: 2021/22:

2022/23:

Developable 2023-2028: 15

2023/24: 2024/25: 15

2025/26: 2026/27:

2027/28:

Developable 2028-2033: 0

2028/29: 2029/30:

2030/31: 2031/32:

2032/33:

2033+:

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development and requires a sensitive design solution. The site is therefore considered to be developable (6-10) given the landowner is promoting development in the short term, as evidenced through recent pre-application discussions.

Concluding Recommendation: Suitable, available and achievable

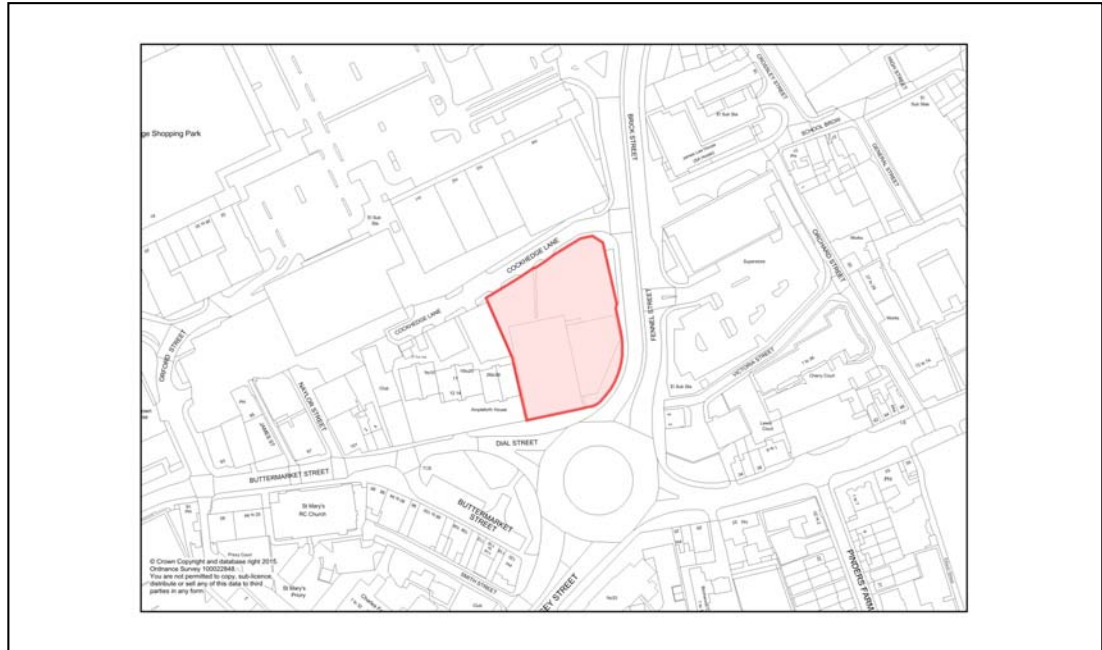
Site Name: Site of former Andrew Harris furniture
Site Address: Dial Street, Warrington, WA1 2PA
Ward: Bewsey & Whitecross
Existing Use: Gym (Us Class D2).

Gross Site Area (Ha): 0.42

Net Developable Site Area (Ha): 0.38

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 2
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 49.14
Residual Net Capacity: 49.14

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 49	
2028/29:	2029/30:
2030/31: 16	2031/32: 16
2032/33: 17	
2033+:	

Concluding Comments: Site is considered suitable and achievable but does not currently benefit from a planning approval for residential development. An alternative use has recently been established within the unit, consequently the site is currently unavailable and redevelopment aspirations are therefore reliant upon any future acquisition. On this basis, the site retains potential to be developable in the longer term (11-15) given the links to wider Council aspirations and intentions for town centre regeneration.

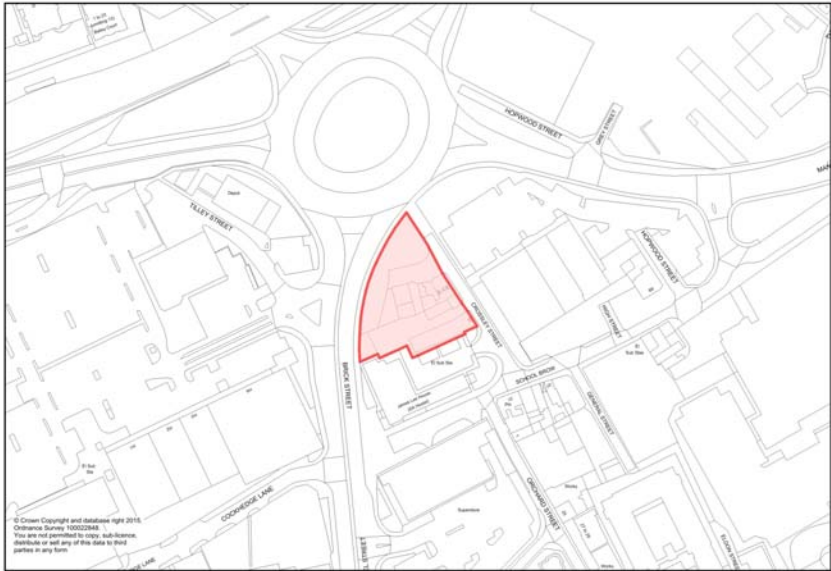
Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Land at Crossley Street
Site Address: Warrington, WA1 2PD
Ward: Fairfield & Howley
Existing Use: Mixed use commercial and retail works.

Gross Site Area (Ha): 0.25 **Net Developable Site Area (Ha):** 0.25

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: Potential noise issues owing to main road/junction location with mixed uses surrounding. Issues could likely be mitigated through the introduction of appropriate noise attenuation measures.
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 32.5
Residual Net Capacity: 32.5

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 33	
2028/29:	2029/30:
2030/31: 33	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is however considered to be developable in the longer term (11-15).

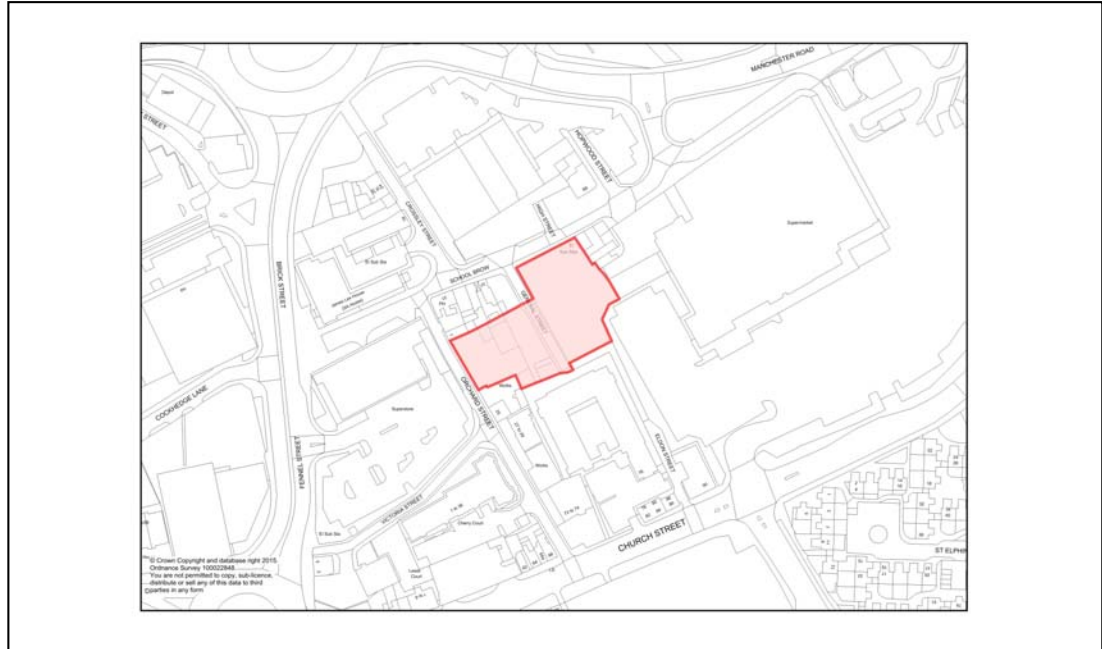
Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: General Street Metal Works
Site Address: General Street, Warrington, WA1 2TE
Ward: Fairfield & Howley
Existing Use: Scrap/metal merchants

Gross Site Area (Ha): 0.34 **Net Developable Site Area (Ha):** 0.34

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 44.2
Residual Net Capacity: 44.2

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 44	
2028/29:	2029/30:
2030/31: 10	2031/32: 20
2032/33: 14	
2033+:	

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is however considered to be developable in the longer term (11-15).

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Former K&N Works
Site Address: Lythgoes Lane, Warrington, WA2 7XE
Ward: Bewsey & Whitecross
Existing Use: Vacant building and yard.

Gross Site Area (Ha): 0.32 **Net Developable Site Area (Ha):** 0.32

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 38
Residual Net Capacity: 38

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 38	
2028/29:	2029/30:
2030/31: 38	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is however considered to be developable in the longer term (11-15).

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Land enclosed by Hopwood Street, School Brow and Crossley Street

Site Address: Warrington, WA1 2TA

Ward: Fairfield & Howley

Existing Use: Retail park.

Gross Site Area (Ha): 0.93

Net Developable Site Area (Ha): 0.84

Planning Permission History: n/a

Green Belt: No

GF / PDL: PDL

Flood Zone (Highest Risk on site): 1 & SW

Contaminated Land Issues: No

Ground Conditions Issues: n/a

Site Access Issues: n/a

Surrounding Land Issues: n/a

Infrastructure Issues: No

Hazardous Installations Issues: No

Amenity Issues: No

Ownership / Tenancy Issues: No



Active Use: Yes

Site Developable Now: No

Promotion by Owner: No

Developer Interest: No

Known Demand for Housing: Yes

Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 42

Residual Net Capacity: 41.85

Deliverable 2018-2023: 0

2018/19: 2019/20:

2020/21: 2021/22:

2022/23:

Developable 2023-2028: 42

2023/24: 10 2024/25: 20

2025/26: 12 2026/27:

2027/28:

Developable 2028-2033: 0

2028/29: 2029/30:

2030/31: 2031/32:

2032/33:

2033+:

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development and remains in active use. The site is however considered to be developable in the medium term (6-10) once emerging redevelopment plans and proposals in this locality are more advanced.

Concluding Recommendation: Suitable, likely to become available and achievable

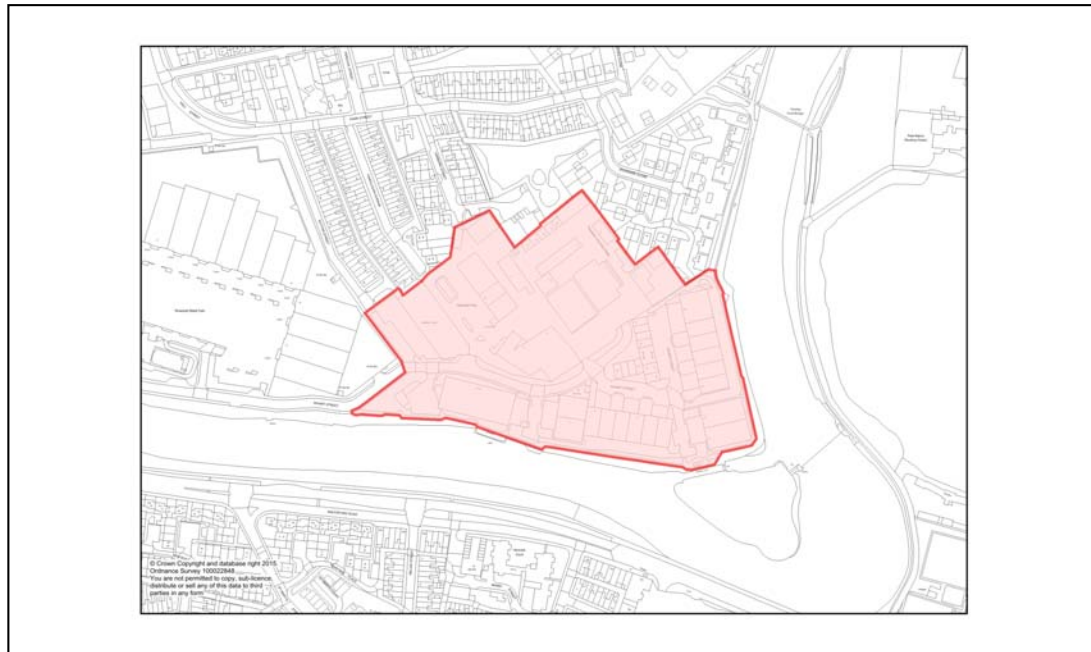
Site Name: Wharf Industrial Estate
Site Address: Wharf Street, Warrington
Ward: Fairfield & Howley
Existing Use: Industrial Estate.

Gross Site Area (Ha): 4.86

Net Developable Site Area (Ha): 3.65

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 3a
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: Site adjacent to an established residential area to the north and the River Mersey to the south and east. Proximity to retail park to the west not considered to be an issue.
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: Yes



Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 129
Residual Net Capacity: 129

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 129	
2023/24:	2024/25:
2025/26: 70	2026/27: 52
2027/28: 7	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development and the site is not currently being promoted despite previous pre-applications. The site is however considered to be developable in the medium term (6-10) given a strong desire to secure a new use for this significant Town Centre site.

Concluding Recommendation: Suitable, likely to become available and achievable

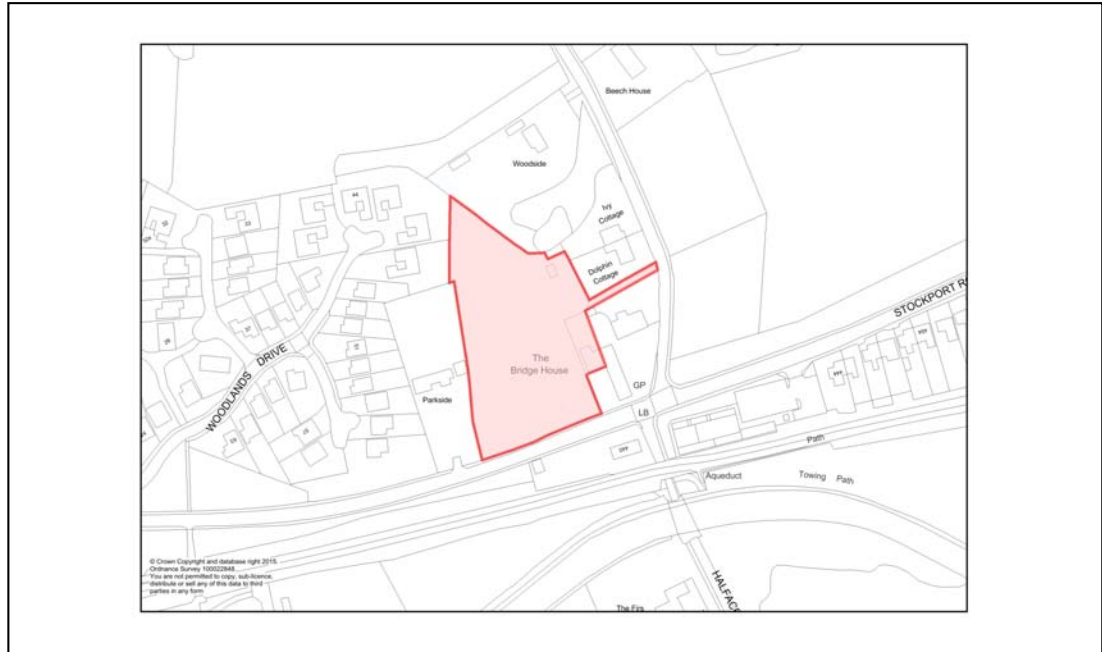
Site Name: Land adjacent to Bridge House
Site Address: Stockport Road, Grappenhall, WA4 2SZ
Ward: Lymm North & Thelwall
Existing Use: Vacant

Gross Site Area (Ha): 0.61

Net Developable Site Area (Ha): 0.61

Planning Permission History: 2014/24149

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 4
Residual Net Capacity: 0

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable, and development is COMPLETE.

Concluding Recommendation: Suitable, available and achievable

Site Name: Land to the rear of The Foxes
Site Address: Firs Lane, Appleton, WA4 5LD
Ward: Appleton
Existing Use: Residential curtilage

Gross Site Area (Ha): 0.4 **Net Developable Site Area (Ha):** 0.4

Planning Permission History: 2013/21920

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 1
Residual Net Capacity: 0

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable, and development is COMPLETE.

Concluding Recommendation: Suitable, available and achievable

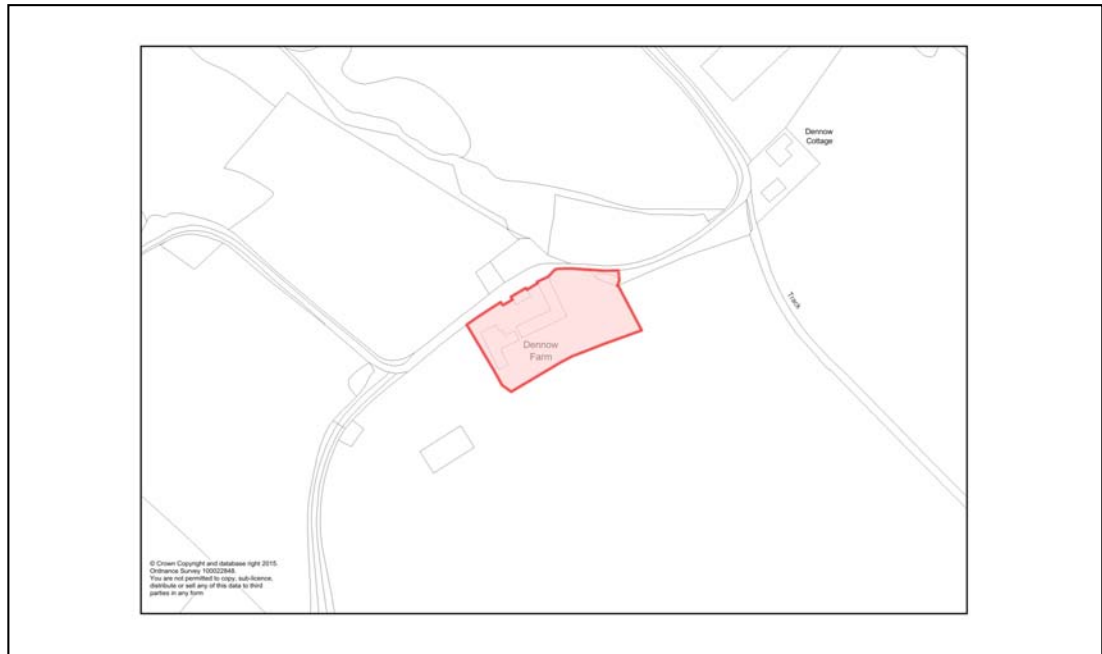
Site Name: Dennow Farm
Site Address: Firs Lane, Appleton, WA4 5LF
Ward: Appleton
Existing Use: Office

Gross Site Area (Ha): 0.3

Net Developable Site Area (Ha): 0.3

Planning Permission History: 2014/23011

Green Belt: Yes
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 1
Residual Net Capacity: 1

Deliverable 2018-2023: 1	
2018/19: 1	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

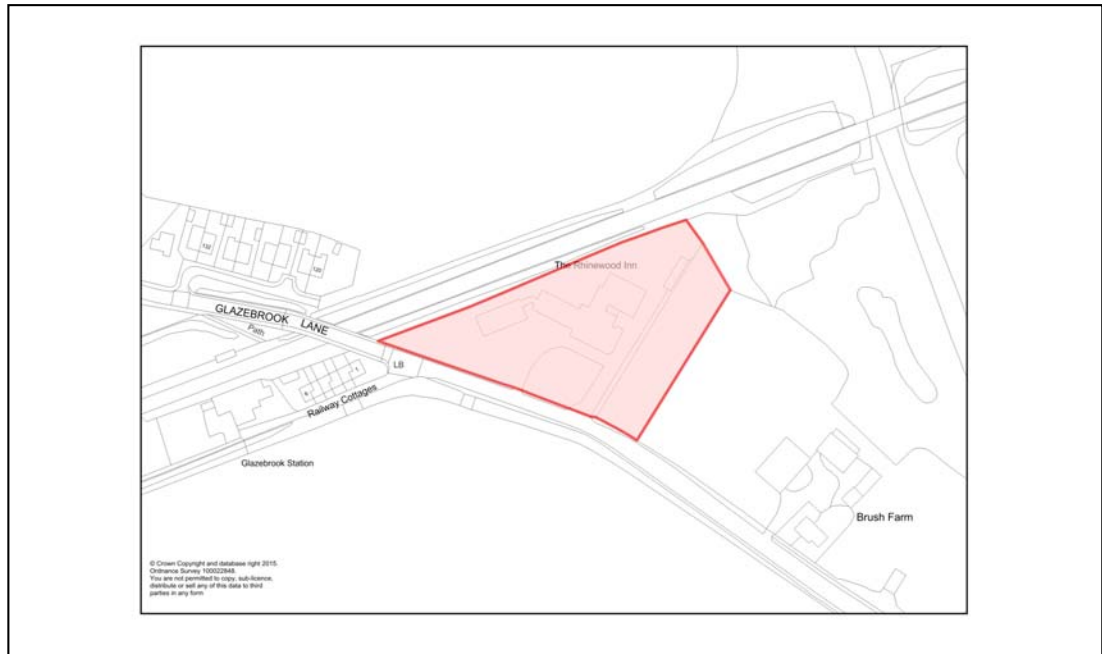
Site Name: Rhinewood Hotel
Site Address: Glazebrook Lane, Glazebrook, WA3 5BB
Ward: Rixton & Woolston
Existing Use: Hotel

Gross Site Area (Ha): 0.92

Net Developable Site Area (Ha): 0.83

Planning Permission History: 2014/24573

Green Belt: Yes
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: Yes
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: No

Recommended Gross Capacity: 36
Residual Net Capacity: 0

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable, and development is COMPLETE.

Concluding Recommendation: Suitable, available and achievable

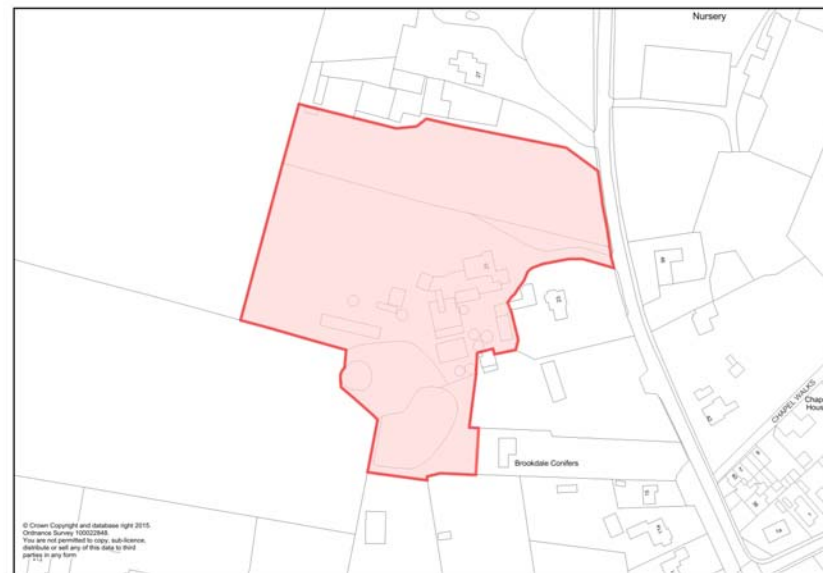
Site Name: Former Willowpool Nurseries site
Site Address: 25 Burford Lane, Lymm, WA13 0SH
Ward: Lymm South
Existing Use: Former garden centre and nursey

Gross Site Area (Ha): 2.02

Net Developable Site Area (Ha): 0.81

Planning Permission History: 2015/26642

Green Belt: Yes
GF / PDL: GF/PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: No

Recommended Gross Capacity: 14
Residual Net Capacity: 5

Deliverable 2018-2023: 5	
2018/19: 5	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site currently benefits from a planning approval for residential development and is evidently available. Capacity is therefore considered to be deliverable within forthcoming years (0-5 land supply).

Concluding Recommendation: Suitable, available and achievable

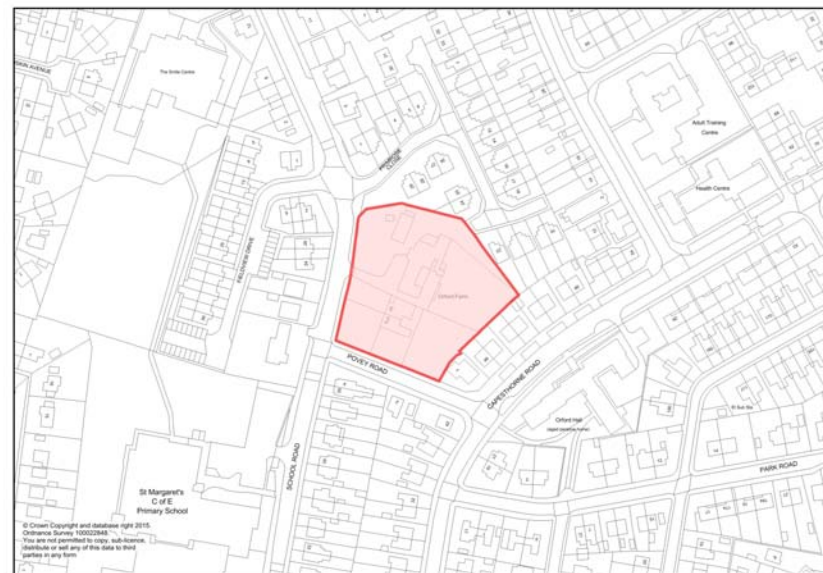
Site Name: Former Orford Farm
Site Address: School Road, Orford, WA2 9BW
Ward: Orford
Existing Use: Residential

Gross Site Area (Ha): 0.53

Net Developable Site Area (Ha): 0.53

Planning Permission History: 2014/24291

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 33
Residual Net Capacity: 33

Deliverable 2018-2023: 33	
2018/19:	2019/20:
2020/21: 33	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. However, the site has had planning permission previously for residential use and is being promoted by the landowner. Therefore, it is still considered to be developable in the 0-5 year period.

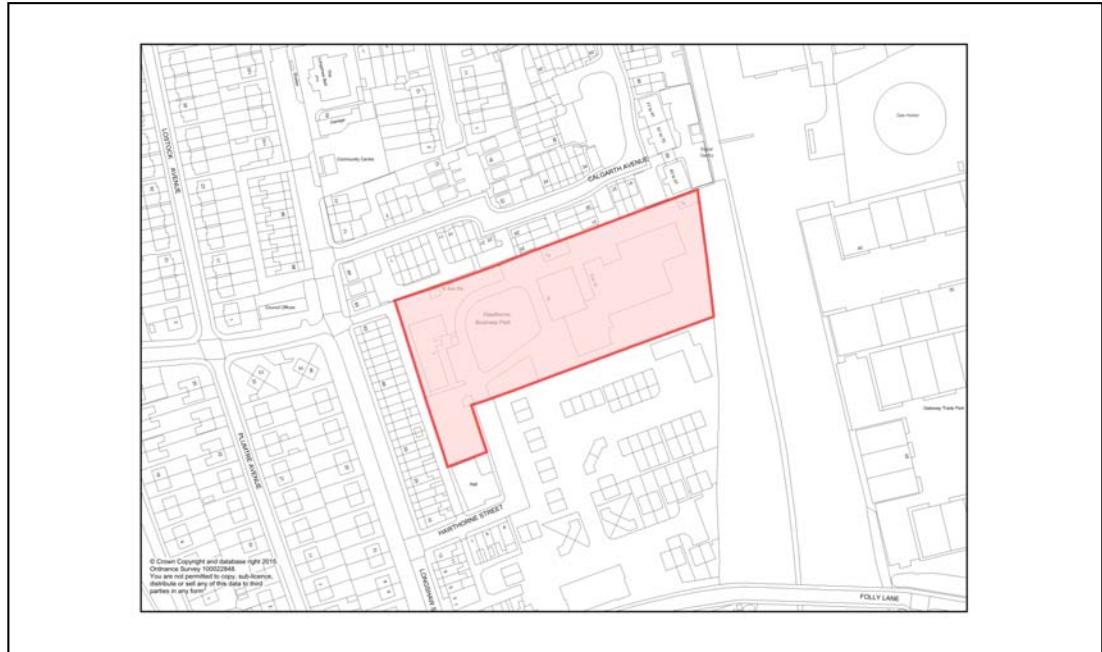
Concluding Recommendation: Suitable, available and achievable

Site Name: Hawthorne Business Park
Site Address: Hawthorne Street, Warrington, WA5 0BT
Ward: Bewsey & Whitecross
Existing Use: Industrial Estate

Gross Site Area (Ha): 1.03 **Net Developable Site Area (Ha):** 0.93

Planning Permission History: 2016/29157

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 46
Residual Net Capacity: 46

Deliverable 2018-2023: 46	
2018/19:	2019/20: 10
2020/21: 20	2021/22: 16
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: The site is considered suitable, available and achievable and whilst it does not currently benefit from a detailed planning approval for residential development it has recently been subject to a full planning application (2016/29157). The site is therefore considered to be deliverable in the short (0-5).

Concluding Recommendation: Suitable, available and achievable

Site Name: Land south of Wilson Patten Street (inc former Mr Smiths)
Site Address: Warrington, WA1 1HN
Ward: Bewsey & Whitecross
Existing Use: Mixed use

Gross Site Area (Ha): 3.4

Net Developable Site Area (Ha): 2.38

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 3a
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: Waterfront and gateway location which should influence the design and layout of any future proposals.
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: Yes - Further evidence required



Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: No

Recommended Gross Capacity: 300
Residual Net Capacity: 299.88

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 82	
2023/24:	2024/25:
2025/26:	2026/27: 27
2027/28:	55
Developable 2028-2033: 218	
2028/29:	55
2030/31:	2029/30: 55
2032/33:	2031/32: 53
2033+:	

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is therefore considered developable from the medium term onwards (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable

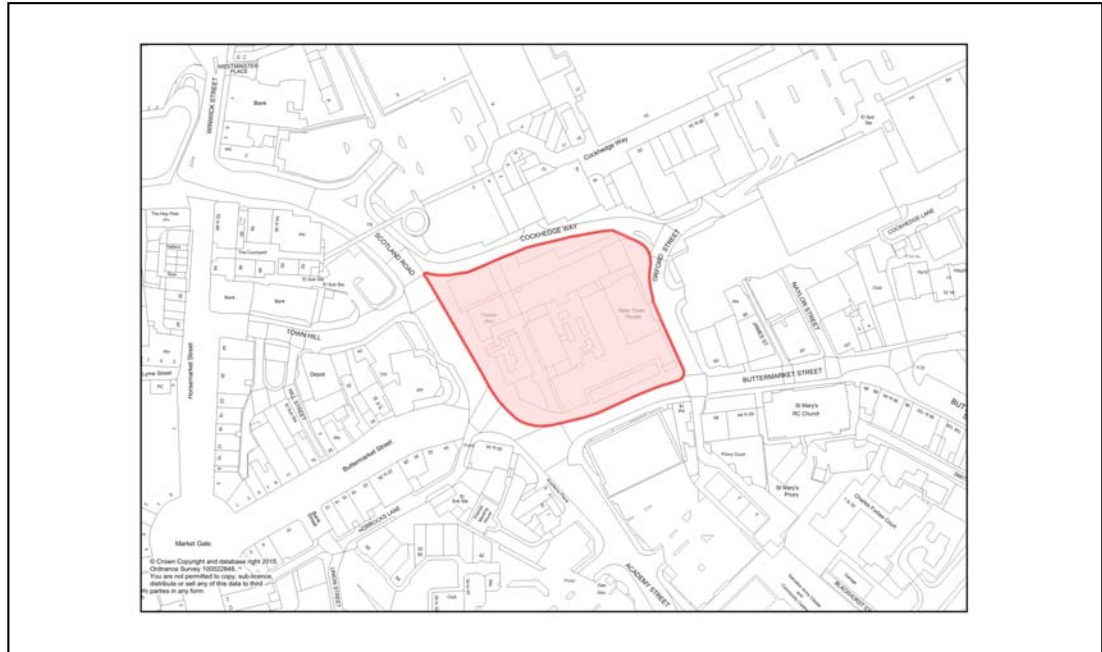
Site Name: New Town House
Site Address: Buttermarket Street, Warrington, WA1 2NH
Ward: Bewsey & Whitecross
Existing Use: Offices

Gross Site Area (Ha): 0.82

Net Developable Site Area (Ha): 0.74

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: Gateway position in commercial setting - expected landmark apartment buildings as design solution.
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: No

Recommended Gross Capacity: 203
Residual Net Capacity: 202.95

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 127	
2023/24:	2024/25:
2025/26: 17	2026/27: 55
2027/28: 55	
Developable 2028-2033: 76	
2028/29: 55	2029/30: 21
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is therefore considered developable from the medium term onwards (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable

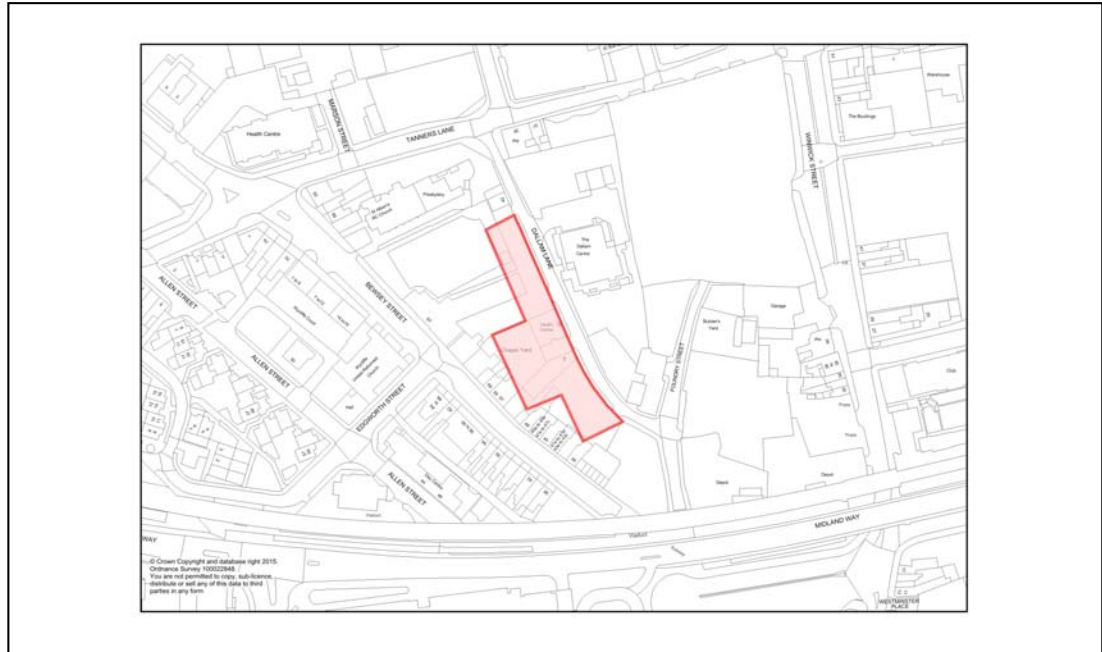
Site Name: 20 Dallam Lane
Site Address: Warrington, WA2 7NG
Ward: Bewsey & Whitecross
Existing Use: Health Centre

Gross Site Area (Ha): 0.27

Net Developable Site Area (Ha): 0.09

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: Residential development to rear is within Bewsey Street Conservation Area and designated as a Grade II listed building. Influences potential design and layout (including height, bulk and massing) and also due to shape of the plot appropriate separation di
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: No

Recommended Gross Capacity: 9
Residual Net Capacity: 9

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 9	
2023/24:	2024/25: 9
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is therefore considered developable from the medium term onwards (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Land bounded by Haydock Street, Ashton Street and John Street

Site Address: Warrington, WA2 7UW

Ward: Bewsey & Whitecross

Existing Use: Commercial garage and depot

Gross Site Area (Ha): 0.38

Net Developable Site Area (Ha): 0.38

Planning Permission History: n/a

Green Belt: No

GF / PDL: PDL

Flood Zone (Highest Risk on site): 1

Contaminated Land Issues: No

Ground Conditions Issues: n/a

Site Access Issues: n/a

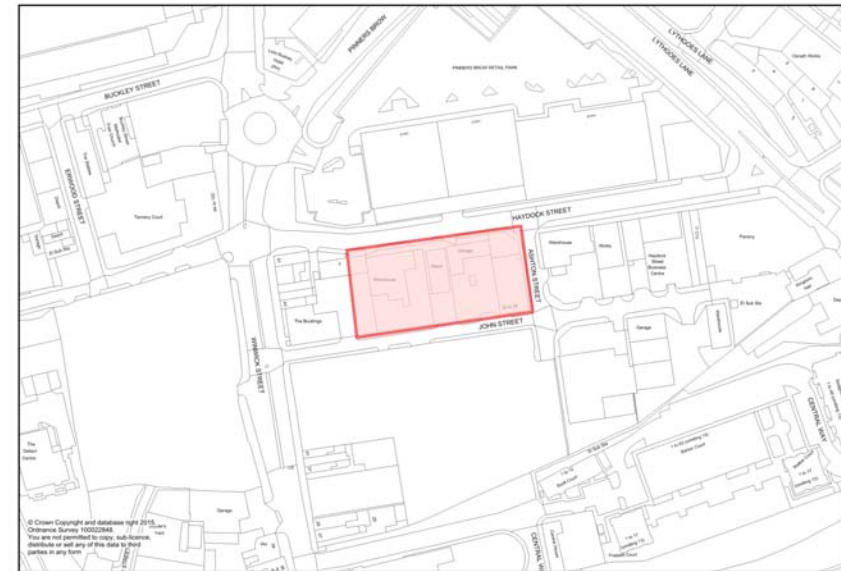
Surrounding Land Issues: Proximity to industrial estate units may require suitable buffers unless those sites are also included within wider regeneration of this area (as proposed in Stadium Quarter masterplan)

Infrastructure Issues: No

Hazardous Installations Issues: No

Amenity Issues: No

Ownership / Tenancy Issues: Yes - Further evidence required



Active Use: Yes

Site Developable Now: No

Promotion by Owner: No

Developer Interest: No

Known Demand for Housing: Yes

Similar Sites Developed Nearby in last 5 years: No

Recommended Gross Capacity: 38

Residual Net Capacity: 38

Deliverable 2018-2023: 0

2018/19: 2019/20:

2020/21: 2021/22:

2022/23:

Developable 2023-2028: 38

2023/24: 2024/25:

2025/26: 38 2026/27:

2027/28:

Developable 2028-2033: 0

2028/29: 2029/30:

2030/31: 2031/32:

2032/33:

2033+:

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is therefore considered developable from the medium term onwards (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Land bounded by Winwick Road, Orford Lane and Bluecoat Street
Site Address: Warrington, WA2 7AZ
Ward: Orford
Existing Use: Commercial garages, public house, retail units and residential properties

Gross Site Area (Ha): 1.61	Net Developable Site Area (Ha): 1.45
----------------------------	--------------------------------------

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: Yes - Further evidence required



Active Use: Yes
Site Developable Now: No
Promotion by Owner: No
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: No

Recommended Gross Capacity: 80
Residual Net Capacity: 79.69

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 80	
2028/29:	2029/30: 17
2030/31: 35	2031/32: 28
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is therefore considered developable in the long term (11-15).

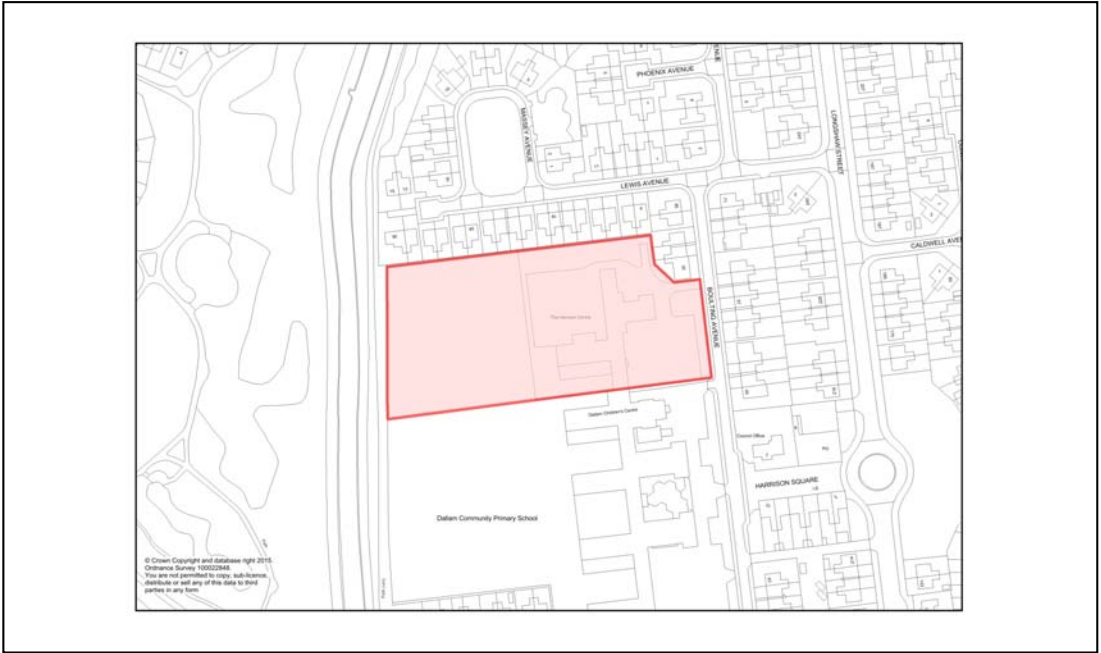
Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: The Harrison Centre
Site Address: Boulting Avenue, Dallam, WA5 0HG
Ward: Bewsey & Whitecross
Existing Use: Community centre

Gross Site Area (Ha): 1.14 **Net Developable Site Area (Ha):** 1.03

Planning Permission History: 2016/28746

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: Yes
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 21
Residual Net Capacity: 21

Deliverable 2018-2023: 21	
2018/19: 21	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site currently benefits from a planning approval for residential development and is evidently available. Capacity is therefore considered to be deliverable within 0-5 period.

Concluding Recommendation: Suitable, available and achievable

Site Name: Holcroft Grange
Site Address: Jackson Avenue, Culcheth, WA3 4DZ
Ward: Culcheth, Glazebury & Croft
Existing Use: Care home

Gross Site Area (Ha): 0.47

Net Developable Site Area (Ha): 0.42

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: Yes
Amenity Issues: No
Ownership / Tenancy Issues: Yes



Active Use: No
Site Developable Now: No
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: No

Recommended Gross Capacity: 14.805
Residual Net Capacity: 15

Deliverable 2018-2023: 0

2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	

Developable 2023-2028: 0

2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	

Developable 2028-2033: 15

2028/29:	2029/30: 10
2030/31: 5	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is therefore considered developable in the long term (11-15).

Concluding Recommendation: Suitable, likely to become available and achievable

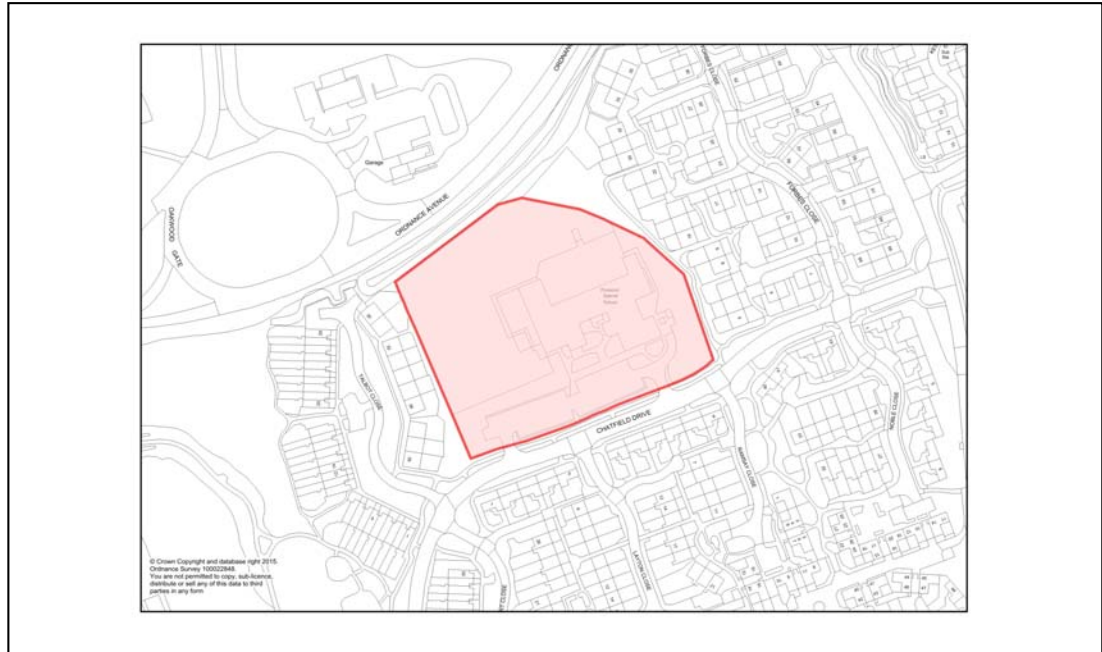
Site Name: Former Fox Wood School
Site Address: Chatfield Drive, Birchwood, WA3 6QW
Ward: Birchwood
Existing Use: Former school

Gross Site Area (Ha): 1.32

Net Developable Site Area (Ha): 0.66

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 23
Residual Net Capacity: 23.1

Deliverable 2018-2023: 23	
2018/19:	2019/20:
2020/21: 10	2021/22: 13
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable and whilst does not benefit from planning permission is nevertheless likely to be disposed of and developed in the short-term. The site is therefore considered to be deliverable (0-5).

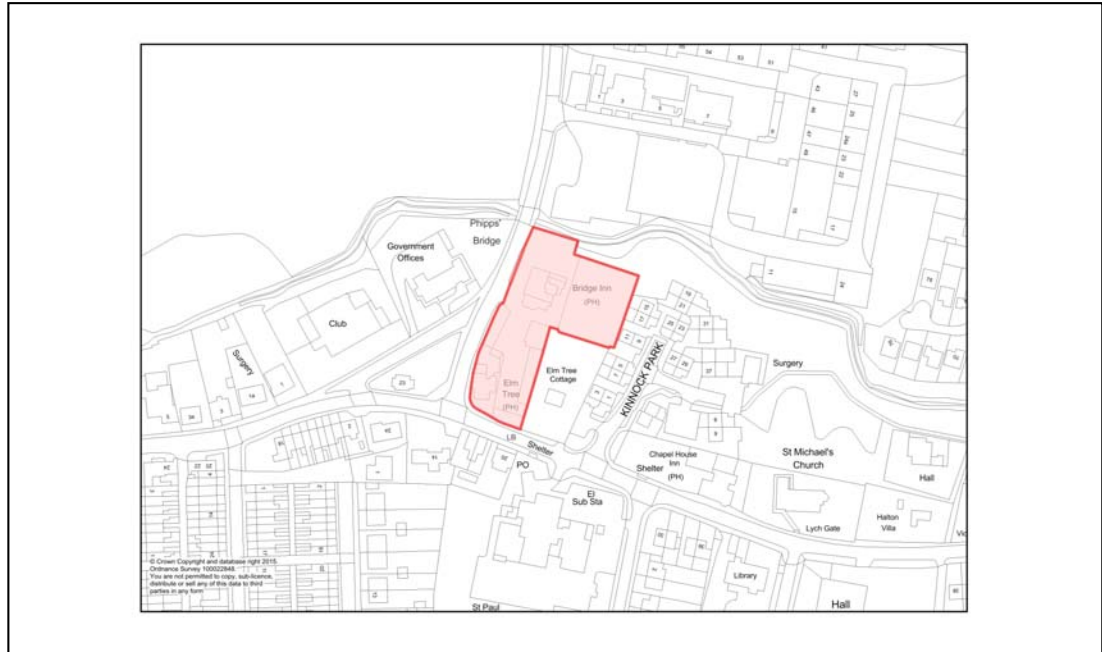
Concluding Recommendation: Suitable, available and achievable

Site Name: Former Elm Tree Inn and Bridge Inn
Site Address: Phipps Lane, Burtonwood, WA5 4HX
Ward: Burtonwood & Winwick
Existing Use: Vacant

Gross Site Area (Ha): 0.40 **Net Developable Site Area (Ha):** 0.26

Planning Permission History: 2015/27007

Green Belt: No
GF / PDL: GF/PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: No

Recommended Gross Capacity: 18
Residual Net Capacity: 18

Deliverable 2018-2023: 18	
2018/19:	2019/20:
2020/21: 18	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

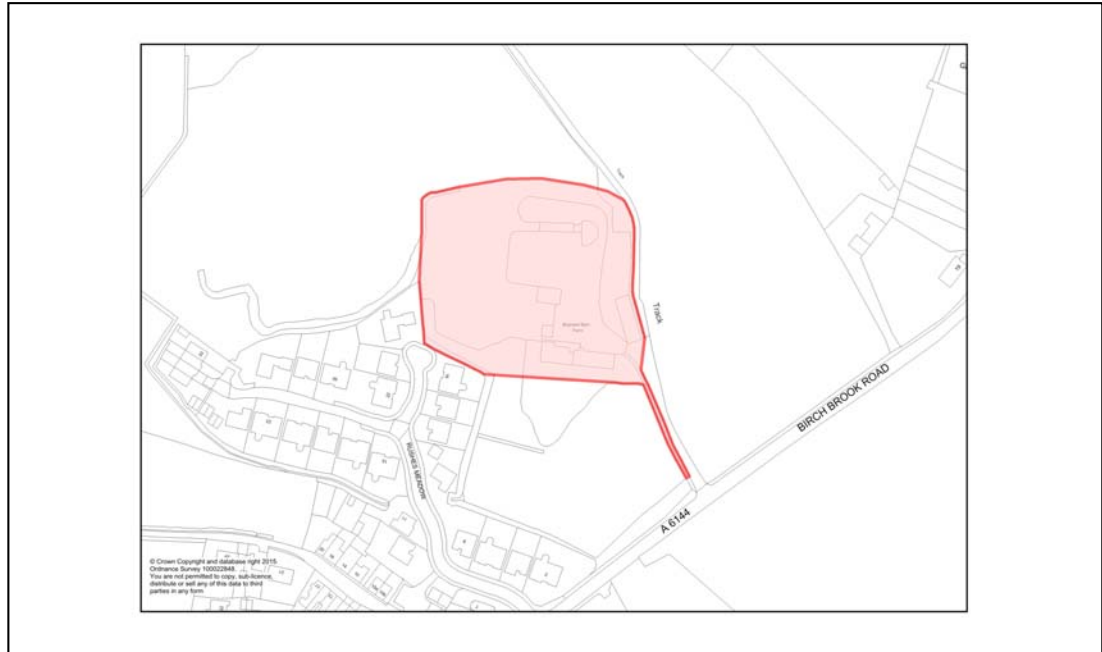
Site Name: Land at Boarded Barn Farm
Site Address: Birchbrook Road, Lymm, WA13 9RZ
Ward: Lymm North & Thelwall
Existing Use: Mixed use

Gross Site Area (Ha): 1.02

Net Developable Site Area (Ha): 0.91

Planning Permission History: n/a

Green Belt: Yes
GF / PDL: GF/PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: Yes
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 4
Residual Net Capacity: 4

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 6	
2023/24:	2024/25:
2025/26: 6	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable but development is currently constrained by Green Belt designation. Although it can be assumed that small scale redevelopment may be acceptable, due to openness considerations and an absence of a specific scheme the net developable area is necessarily restricted. Capacity based on estimate from number of existing buildings.

Concluding Recommendation: Suitable, available and achievable

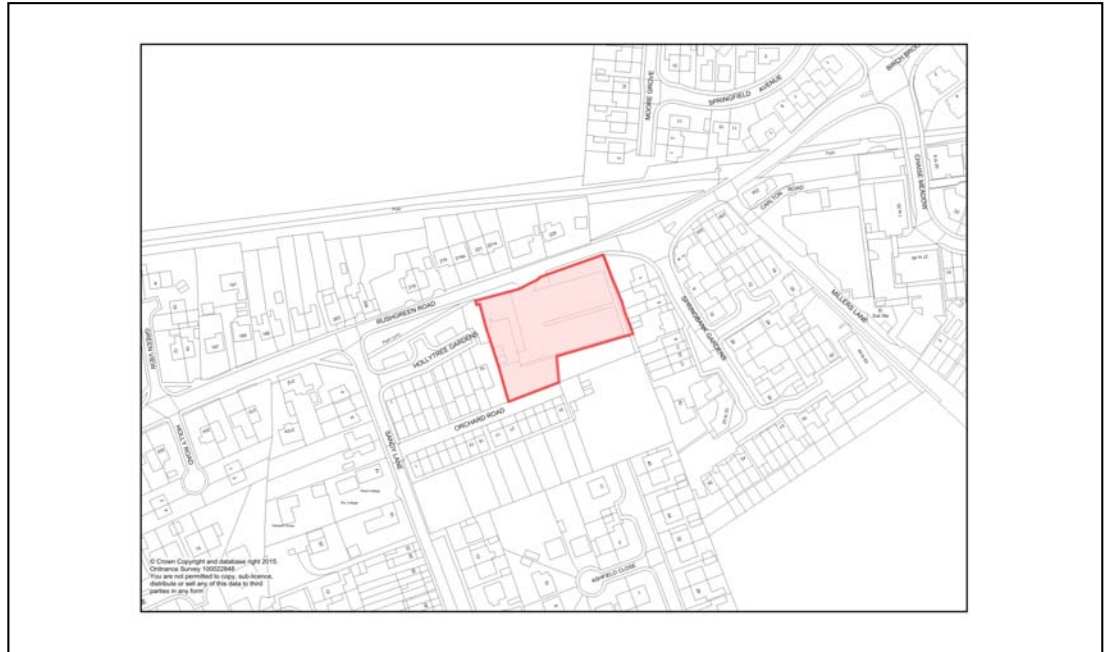
Site Name: Land North of Farmers Arms
Site Address: Rushgreen Road, Lymm, WA13 9RD
Ward: Lymm North & Thelwall
Existing Use: Car park

Gross Site Area (Ha): 0.31

Net Developable Site Area (Ha): 0.31

Planning Permission History: 2015/26780

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: n/a
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 10
Residual Net Capacity: 2

Deliverable 2018-2023: 2	
2018/19: 2	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

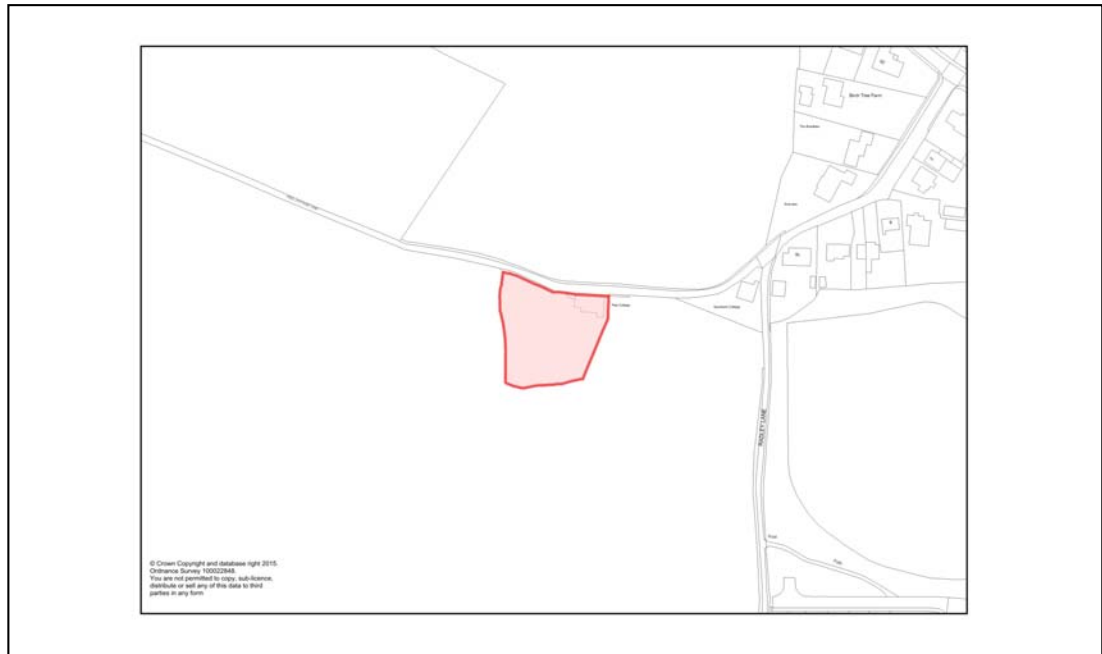
Site Name: Land at Peel Cottage
Site Address: Radley Lane, Houghton Green, WA2 0SY
Ward: Poplars & Hulme
Existing Use: Residential curtilage

Gross Site Area (Ha): 0.4

Net Developable Site Area (Ha): 0.4

Planning Permission History: n/a

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 4
Residual Net Capacity: 4

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 4	
2023/24:	2024/25:
2025/26:	2026/27: 4
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. Therefore it is considered to be deliverable in the medium term (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: The Royal British Legion
Site Address: 99 Greystone Road, Penketh, Warrington, WA5 2ER
Ward: Penketh & Cuerdley
Existing Use: Assembly/leisure

Gross Site Area (Ha): 0.85 **Net Developable Site Area (Ha):** 0.77

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 26
Residual Net Capacity: 26

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 26	
2023/24:	2024/25:
2025/26:	2026/27: 26
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. Therefore it is considered to be deliverable in the medium term(6-10).

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Radley Cottage
Site Address: Radley Lane, Houghton Green, Warrington, WA2 0SZ
Ward: Poplars & Hulme
Existing Use: Vacant Land

Gross Site Area (Ha): 1.87 **Net Developable Site Area (Ha):** 1.68

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 42
Residual Net Capacity: 42

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 42	
2023/24:	2024/25:
2025/26:	2026/27: 17
2027/28: 25	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development and is unlikely to come forward without access improvements being provided by the wider Peel Hall site (Site Ref: 1506) that is being promoted. Therefore it is considered to be deliverable in the medium term (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable

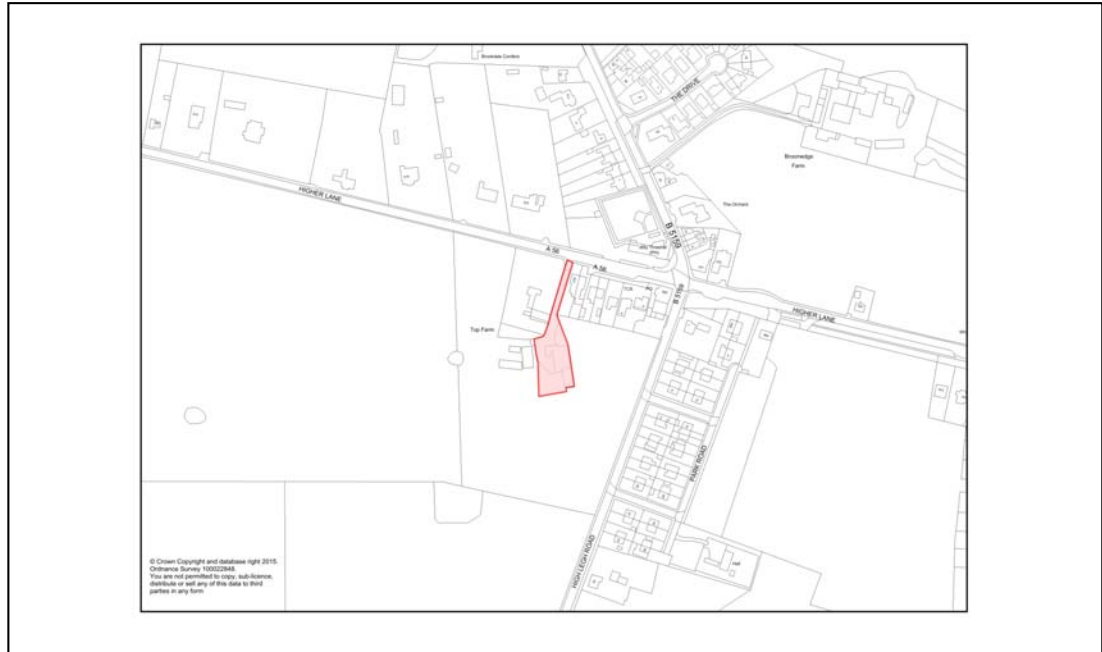
Site Name: Top Farm, Higher Lane
Site Address: Lymm, Warrington, WA13 0RW
Ward: Lymm South
Existing Use: Agriculture

Gross Site Area (Ha): 0.3

Net Developable Site Area (Ha): 0.3

Planning Permission History: 2015/25207

Green Belt: Yes
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 2
Residual Net Capacity: 2

Deliverable 2018-2023: 2	
2018/19:	2019/20: 2
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable

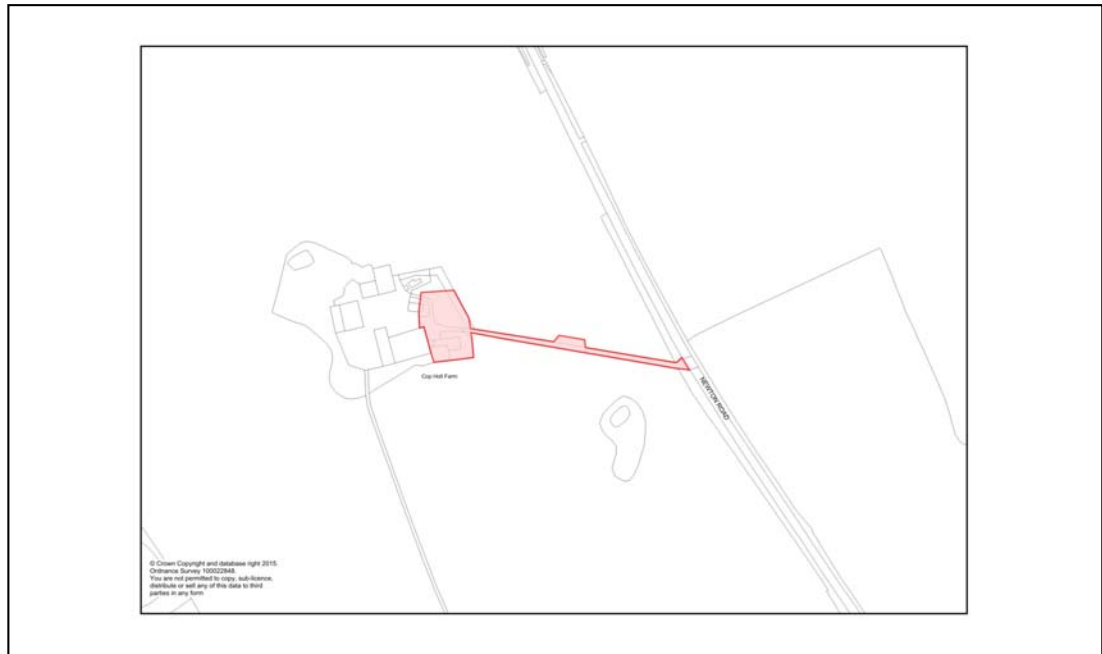
Site Name: Cop Holt Farm
Site Address: Newton Road, Winwick, Warrington, WA2 8SH
Ward: Burtonwood & Winwick
Existing Use: Residential

Gross Site Area (Ha): 0.28

Net Developable Site Area (Ha): 0.28

Planning Permission History: 2015/26713

Green Belt: Yes
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 1
Residual Net Capacity: 0

Deliverable 2018-2023: 0	
2018/19:	2019/20: 0
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable

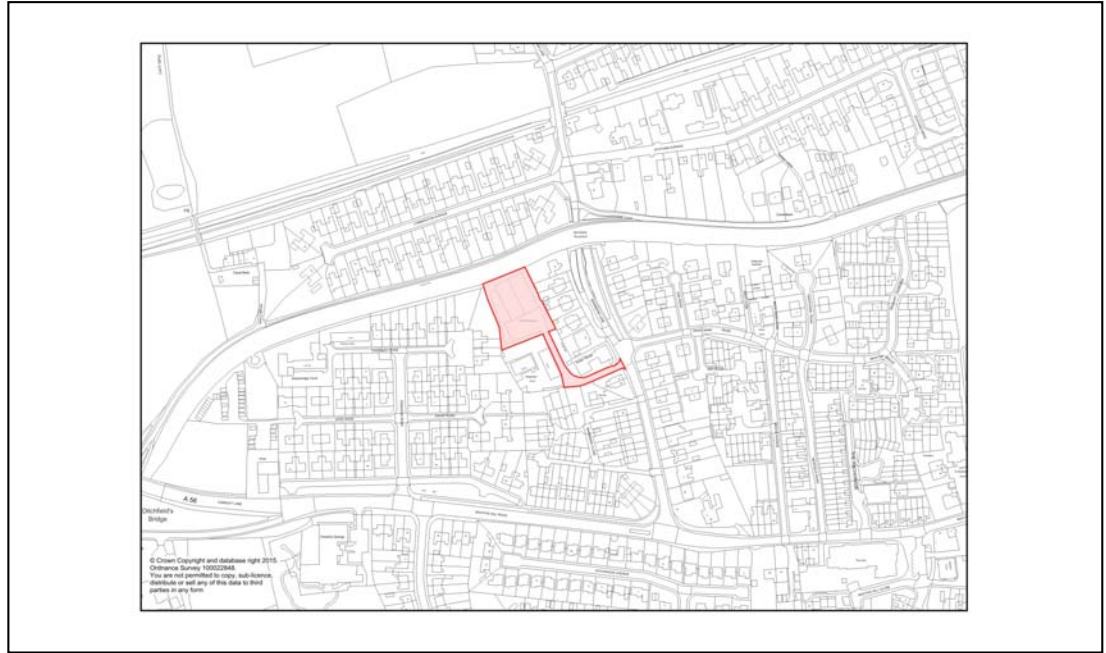
Site Name: Units 1 & 2
Site Address: Barsbank Lane, Lymm, Warrington, WA13 0ER
Ward: Lymm South
Existing Use: Industrial Units

Gross Site Area (Ha): 0.3

Net Developable Site Area (Ha): 0.3

Planning Permission History: 2015/26712

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 7
Residual Net Capacity: 7

Deliverable 2018-2023: 7	
2018/19: 7	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable

Site Name: 20 Beatrice Street
Site Address: Beatrice Street, WA4 1DR
Ward: Latchford West
Existing Use: Industrial

Gross Site Area (Ha): 0.41

Net Developable Site Area (Ha): 0.369

Planning Permission History: 2016/27350

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 18
Residual Net Capacity: 18

Deliverable 2018-2023: 18	
2018/19:	2019/20:
2020/21: 10	2021/22: 8
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable

Site Name: Former station goods yard
Site Address: Off Green Lane, Padgate, WA1 4HU
Ward: Poulton North
Existing Use: Vacant land

Gross Site Area (Ha): 0.82

Net Developable Site Area (Ha): 0.738

Planning Permission History: 2016/29398

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 31
Residual Net Capacity: 31

Deliverable 2018-2023: 31	
2018/19:	2019/20:
2020/21: 10	2021/22: 21
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable

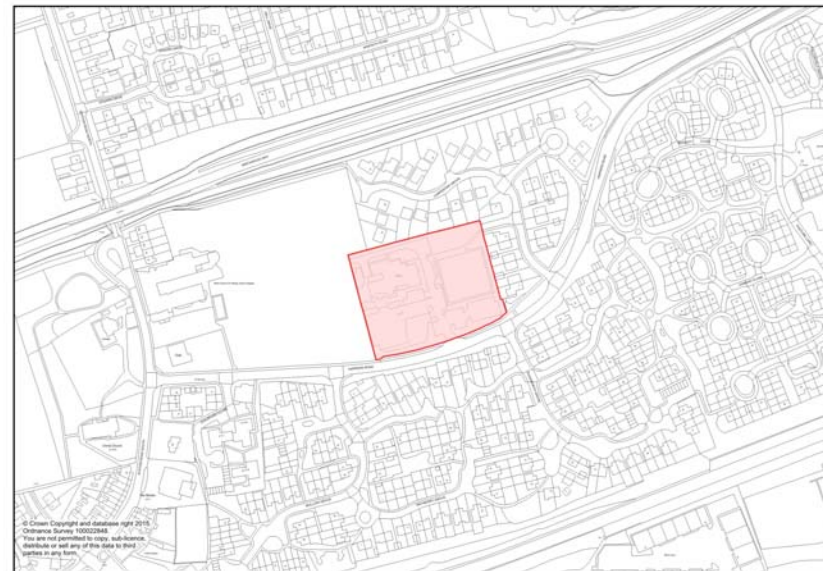
Site Name: Former Bayleaf PH
Site Address: Harpers Road, Fearnhead, WA2 0PB
Ward: Poulton North
Existing Use: Vacant building and car park

Gross Site Area (Ha): 1.01

Net Developable Site Area (Ha): 0.909

Planning Permission History: 2016/27896
 2017/31033

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 93
Residual Net Capacity: 93

Deliverable 2018-2023: 93	
2018/19:	2019/20:
2020/21:	2021/22: 93
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable

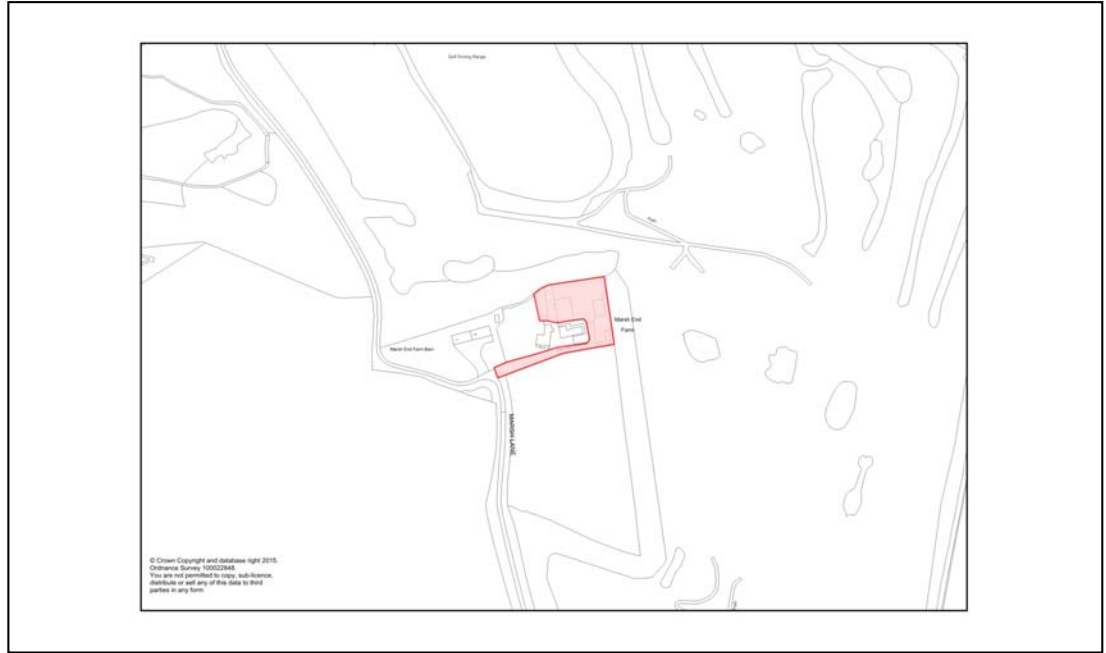
Site Name: The Old Stables
Site Address: Marsh Lane, Cuerdley, WA5 2UN
Ward: Penketh & Cuerdley
Existing Use: Vacant Building

Gross Site Area (Ha): 0.25

Net Developable Site Area (Ha): 0.25

Planning Permission History: 2016/27379

Green Belt: Yes
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 2
Residual Net Capacity: 2

Deliverable 2018-2023: 2	
2018/19:	2019/20: 2
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable

Site Name: Thelwall Heyes
Site Address: Cliff Lane, Grappenhall, WA4 2TS
Ward: Lymm North & Thelwall
Existing Use: Vacant Building

Gross Site Area (Ha): 0.3

Net Developable Site Area (Ha): 0.3

Planning Permission History: 2016/28135

Green Belt: Yes
GF / PDL: GF/PDL
Flood Zone (Highest Risk on site): 1
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 1
Residual Net Capacity: 1

Deliverable 2018-2023: 1	
2018/19:	2019/20: 1
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable

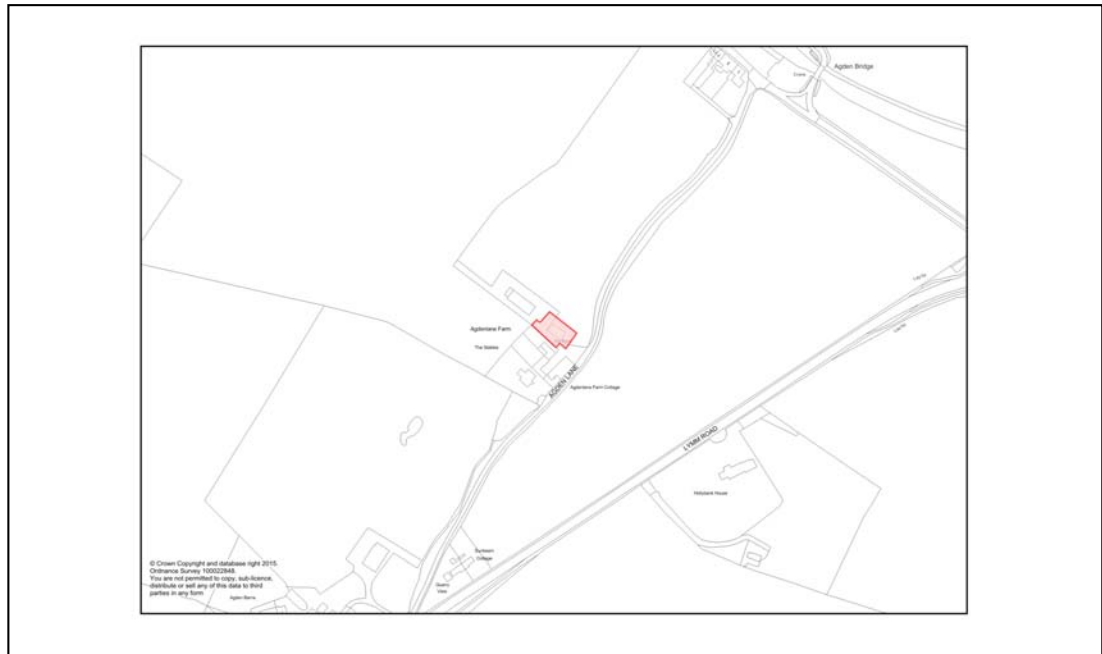
Site Name: Old Barn at Agden Lane Farm
Site Address: Agden Lane, Lymm, WA13 0UQ
Ward: Lymm South
Existing Use: Agricultural building

Gross Site Area (Ha): 0.5

Net Developable Site Area (Ha): 0.5

Planning Permission History: 2016/28830

Green Belt: Yes
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 2
Residual Net Capacity: 2

Deliverable 2018-2023: 2	
2018/19:	2019/20: 2
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable

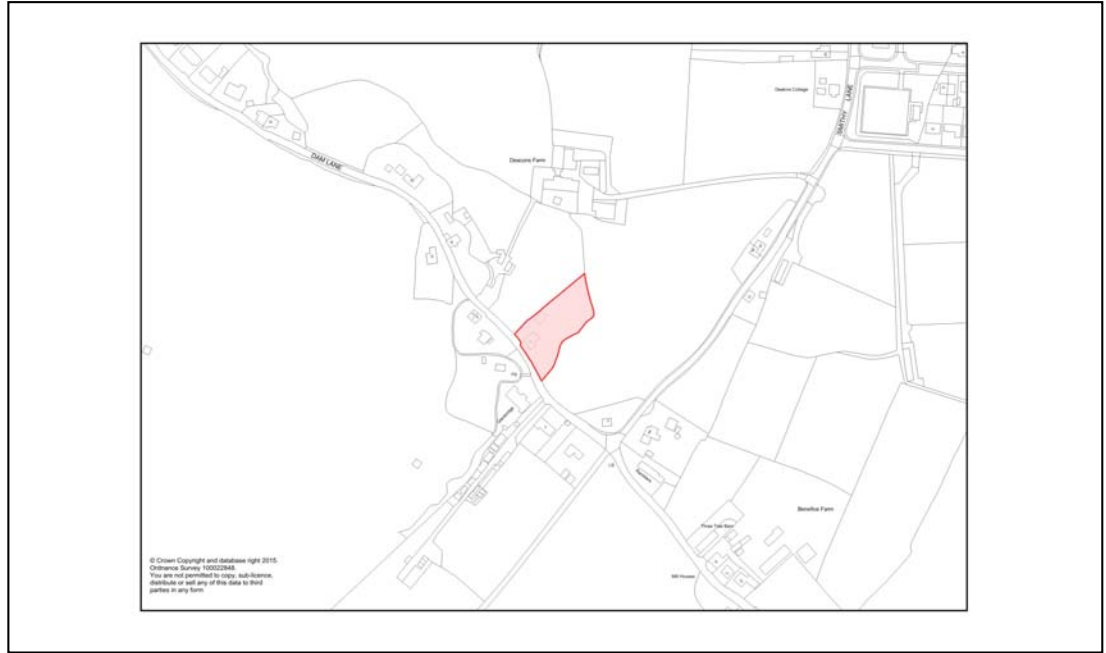
Site Name: 12 Dam Lane
Site Address: Croft, WA3 7HF
Ward: Culcheth, Glazebury and Croft
Existing Use: Residential

Gross Site Area (Ha): 0.26

Net Developable Site Area (Ha): 0.26

Planning Permission History: 2016/29150

Green Belt: Yes
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 1
Residual Net Capacity: 1

Deliverable 2018-2023: 0	
2018/19:	2019/20: 0
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable

Site Name: Land behind the Harrison Centre
Site Address: Boulting Avenue, Dallam, WA5 0HG
Ward: Bewsey and Whitecross
Existing Use: Playing fields

Gross Site Area (Ha): 0.52

Net Developable Site Area (Ha): 0.52

Planning Permission History: 2016/29254

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 20
Residual Net Capacity: 20

Deliverable 2018-2023: 20	
2018/19: 20	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable

Site Name: Land between 42 & 48 Culcheth Hall Drive
Site Address: Culcheth, WA3 4PT
Ward: Culcheth, Glazebury & Croft
Existing Use: Vacant Land

Gross Site Area (Ha): 0.74

Net Developable Site Area (Ha): 0.66

Planning Permission History: 2016/28535

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: Yes
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 9
Residual Net Capacity: 9

Deliverable 2018-2023: 9	
2018/19:	2019/20: 9
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

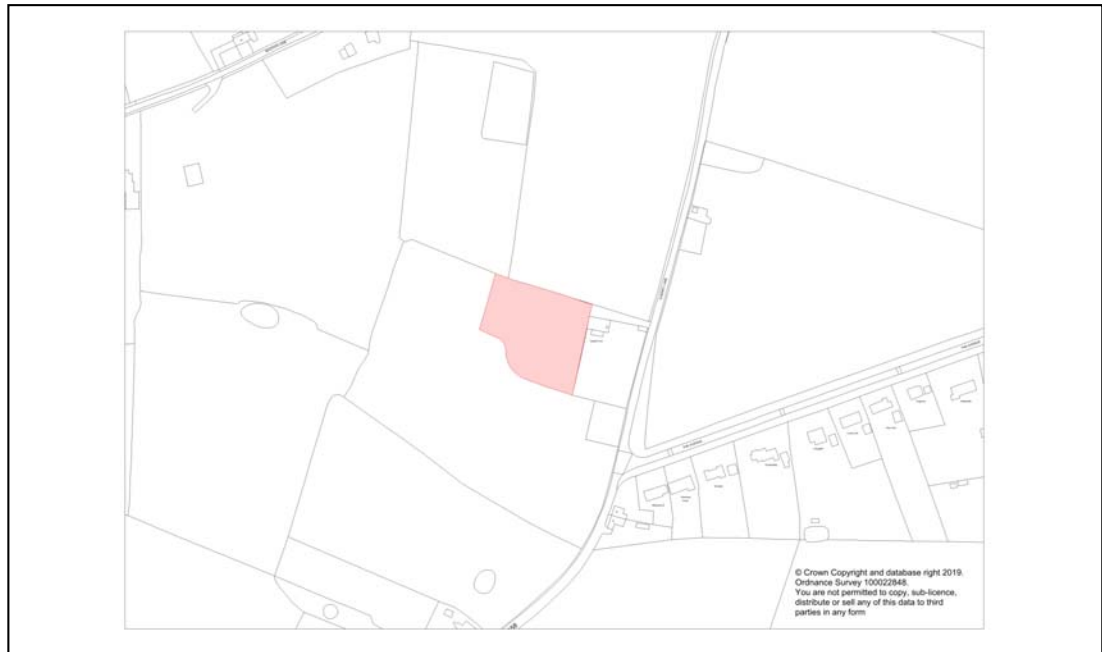
Site Name: The Tannery
Site Address: Cherry Lane, Lymm, WA13 OST
Ward: Lymm South
Existing Use: Agricultural Buildings

Gross Site Area (Ha): 0.59

Net Developable Site Area (Ha): 0.4425

Planning Permission History: 2014/24977

Green Belt: Yes
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 1
Residual Net Capacity: 1

Deliverable 2018-2023: 1	
2018/19:	2019/20: 1
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

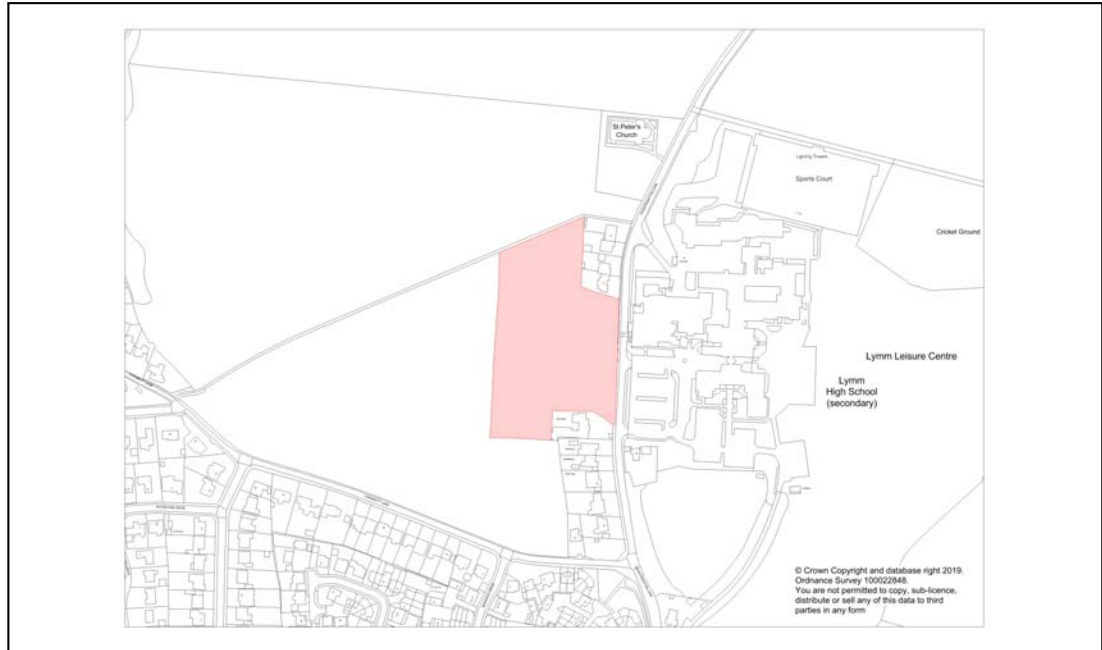
Concluding Recommendation: Suitable, available and achievable

Site Name: Cotebrook House
Site Address: Oughtrington Lane, Lymm, Warrington, WA13 0QY
Ward: Lymm South
Existing Use: Former care home

Gross Site Area (Ha): 1.47 **Net Developable Site Area (Ha):**

Planning Permission History: 2017/30375

Green Belt: Yes
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 6
Residual Net Capacity: 6

Deliverable 2018-2023: 6	
2018/19: 6	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable

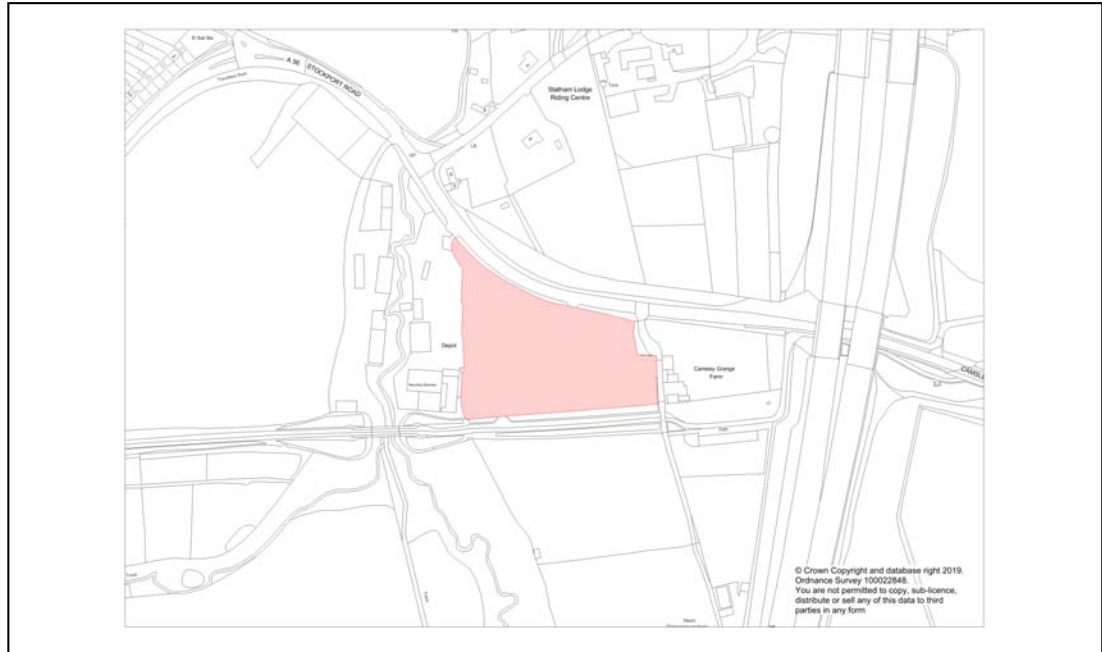
Site Name: 57 Camsley Lane
Site Address: Lymm, WA13 9BY
Ward: Lymm North & Thelwall
Existing Use: Mixed use

Gross Site Area (Ha): 1.5

Net Developable Site Area (Ha): 0.375

Planning Permission History: n/a

Green Belt: Yes
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 11.25
Residual Net Capacity: 11.25

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 11	
2023/24:	2024/25:
2025/26: 10	2026/27: 1
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable in the medium term (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: 53 Hob Hey Lane
Site Address: Culcheth, Warrington, WA3 4NP
Ward: Culcheth, Glazebury & Croft
Existing Use: Residential curtilage

Gross Site Area (Ha): 0.34

Net Developable Site Area (Ha): 0.34

Planning Permission History: 2016/28056

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 3
Residual Net Capacity: 2

Deliverable 2018-2023: 2

2018/19:	2019/20: 2
2020/21:	2021/22:
2022/23:	

Developable 2023-2028: 0

2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	

Developable 2028-2033: 0

2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable

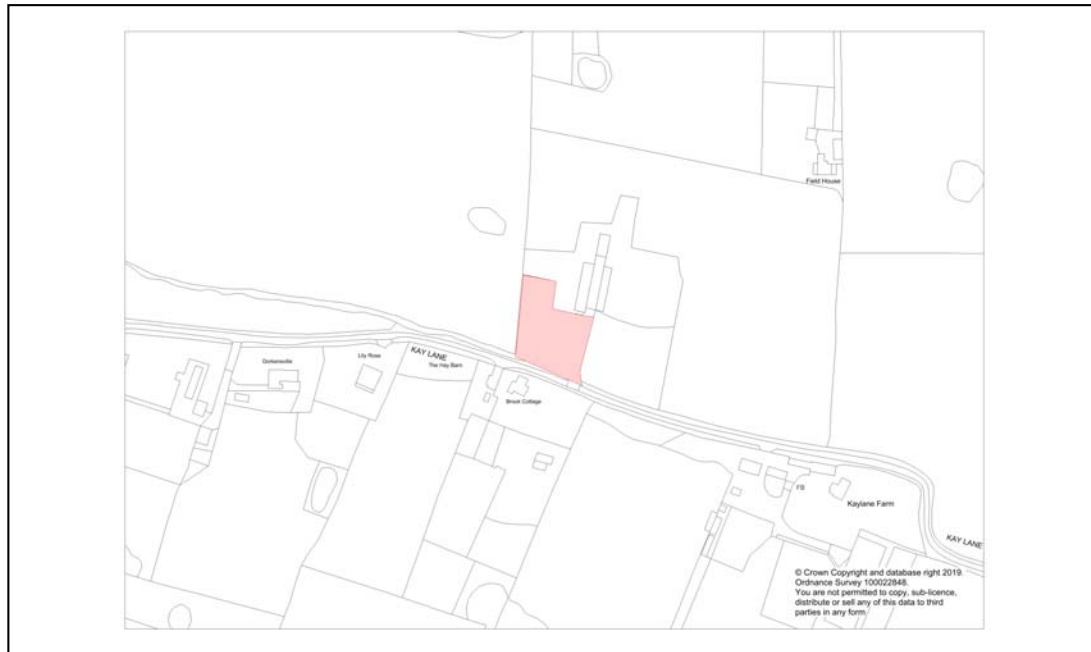
Site Name: Cherry Nurseries
Site Address: Kay Lane, Lymm, Warrington, WA13 0TN
Ward: Lymm South
Existing Use: Residential curtilage

Gross Site Area (Ha): 0.25

Net Developable Site Area (Ha): 0.25

Planning Permission History: 2017/29996

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 1
Residual Net Capacity: 0

Deliverable 2018-2023: 0	
2018/19:	2019/20: 0
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable

Site Name: Units 1 & 8, Riverside Trading Estate

Site Address: Off Station Road, Penketh, Warrington, WA5 2UL

Ward: Penketh & Cuerdley

Existing Use: Commercial

Gross Site Area (Ha): 2.7

Net Developable Site Area (Ha): 2.025

Planning Permission History: 2017/30223

Green Belt: No

GF / PDL: PDL

Flood Zone (Highest Risk on site): 1 & SW

Contaminated Land Issues: No

Ground Conditions Issues: n/a

Site Access Issues: n/a

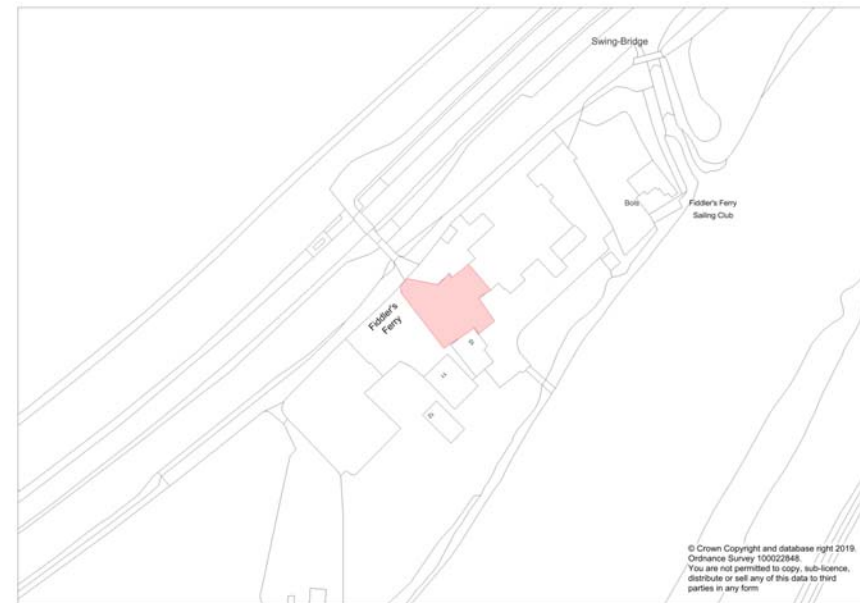
Surrounding Land Issues: n/a

Infrastructure Issues: No

Hazardous Installations Issues: No

Amenity Issues: No

Ownership / Tenancy Issues: No



Active Use:

Site Developable Now: Yes

Promotion by Owner: Yes

Developer Interest: Yes

Known Demand for Housing: Yes

Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 5

Residual Net Capacity: 0

Deliverable 2018-2023: 0

2018/19: 2019/20:

2020/21: 2021/22:

2022/23:

Developable 2023-2028: 0

2023/24: 2024/25:

2025/26: 2026/27:

2027/28:

Developable 2028-2033: 0

2028/29: 2029/30:

2030/31: 2031/32:

2032/33:

2033+:

Concluding Comments: Site is considered suitable, available and achievable, and development is COMPLETE.

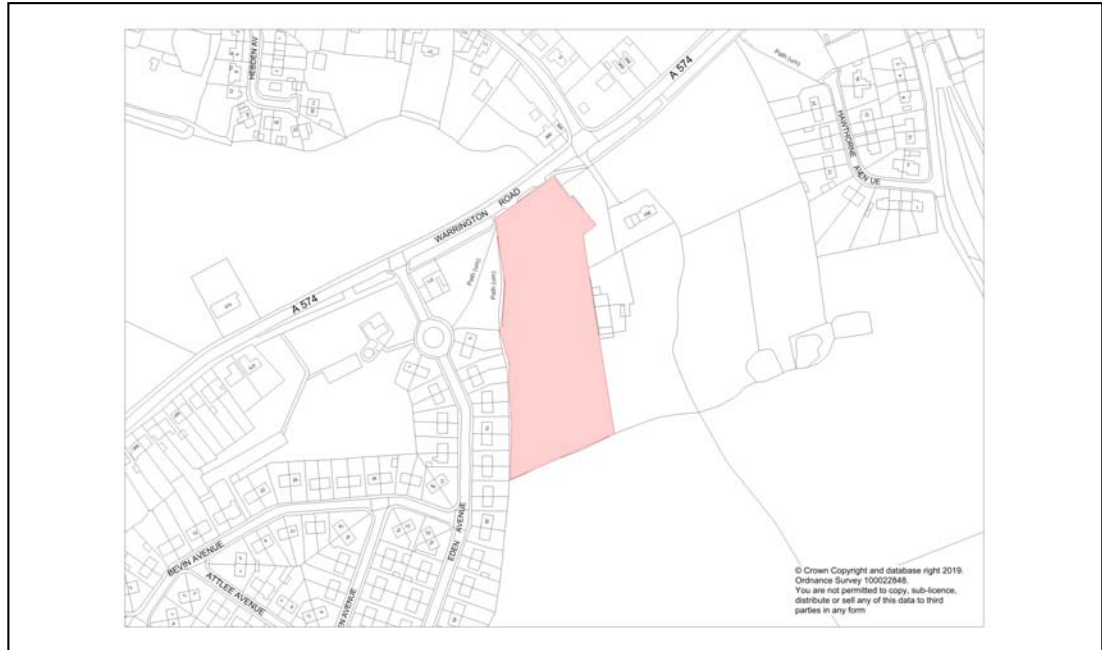
Concluding Recommendation: Suitable, available and achievable

Site Name: 365 Warrington Road
Site Address: Culcheth, Warrington, WA3 5JQ
Ward: Culcheth, Glazebury & Croft
Existing Use: Commercial

Gross Site Area (Ha): 1.08 **Net Developable Site Area (Ha):** 0.972

Planning Permission History: 2017/31426

Green Belt: Yes
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 15
Residual Net Capacity: 15

Deliverable 2018-2023: 15	
2018/19:	2019/20: 10
2020/21: 5	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable

Site Name: Anchor Court

Site Address: Ford Street, Fairfield and Howley, Warrington WA1 3RL

Ward: Fairfield & Howley

Existing Use: Residential

Gross Site Area (Ha): 0.26

Net Developable Site Area (Ha): 0.26

Planning Permission History: 2017/31709

Green Belt: No

GF / PDL: PDL

Flood Zone (Highest Risk on site): 1 & SW

Contaminated Land Issues: No

Ground Conditions Issues: n/a

Site Access Issues: n/a

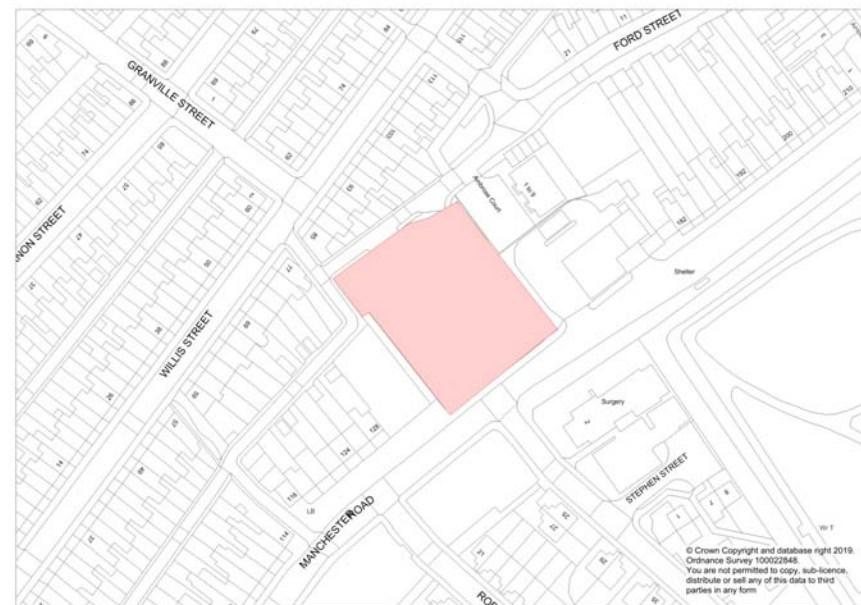
Surrounding Land Issues: n/a

Infrastructure Issues: No

Hazardous Installations Issues: No

Amenity Issues: No

Ownership / Tenancy Issues: No



Active Use: No

Site Developable Now: Yes

Promotion by Owner: Yes

Developer Interest: Yes

Known Demand for Housing: Yes

Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 2

Residual Net Capacity: -1

Deliverable 2018-2023: 0

2018/19: 2019/20:

2020/21: 2021/22:

2022/23:

Developable 2023-2028: 0

2023/24: 2024/25:

2025/26: 2026/27:

2027/28:

Developable 2028-2033: 0

2028/29: 2029/30:

2030/31: 2031/32:

2032/33:

2033+:

Concluding Comments: Site is considered suitable, available and achievable, and development is COMPLETE.

Concluding Recommendation: Suitable, available and achievable

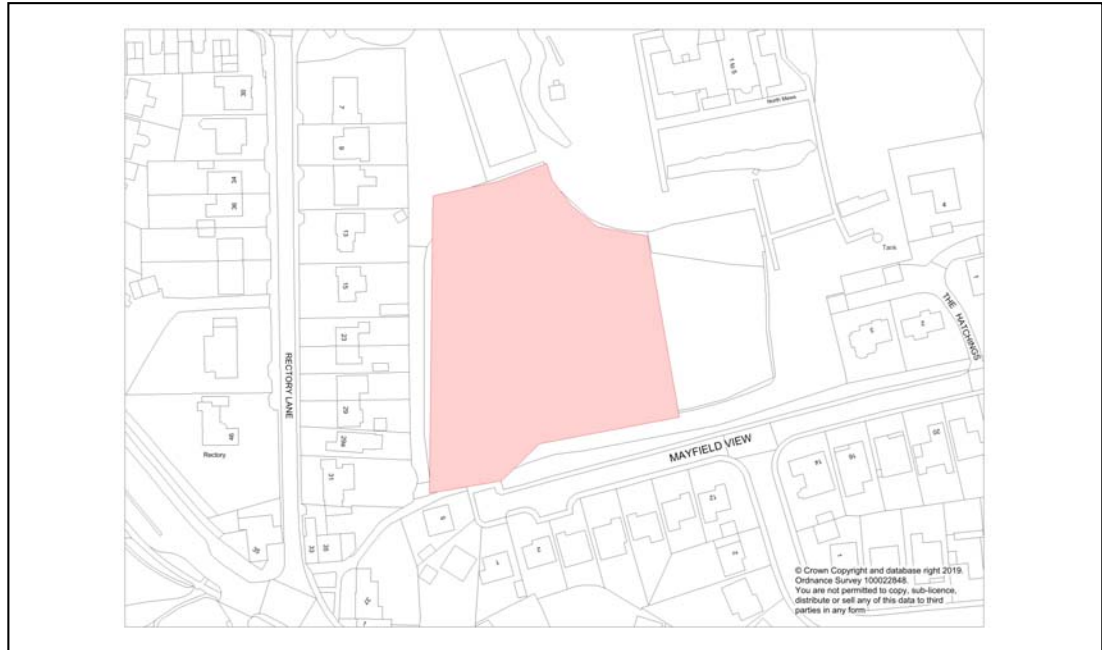
Site Name: Lymm Hall
Site Address: Rectory Lane, Lymm, Warrington
Ward: Lymm South
Existing Use: Residential

Gross Site Area (Ha): 0.62

Net Developable Site Area (Ha): 0.465

Planning Permission History: 2017/30306

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 5
Residual Net Capacity: 5

Deliverable 2018-2023: 5	
2018/19:	2019/20: 5
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

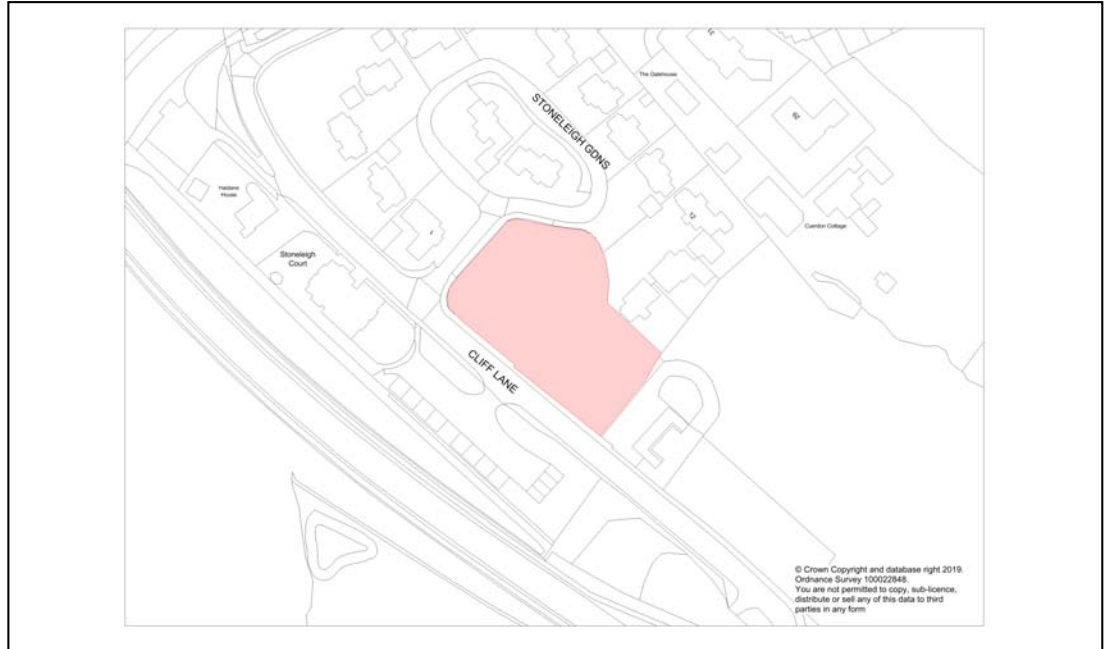
Concluding Recommendation: Suitable, available and achievable

Site Name: Moonacre
Site Address: Cliff Lane, Grappenhall and Thelwall, Warrington, WA4 3AA
Ward: Lymm North & Thelwall
Existing Use: Offices

Gross Site Area (Ha): 0.28 **Net Developable Site Area (Ha):**

Planning Permission History: 2017/30540

Green Belt: Yes
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 4
Residual Net Capacity: 2

Deliverable 2018-2023: 2	
2018/19:	2019/20: 2
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable

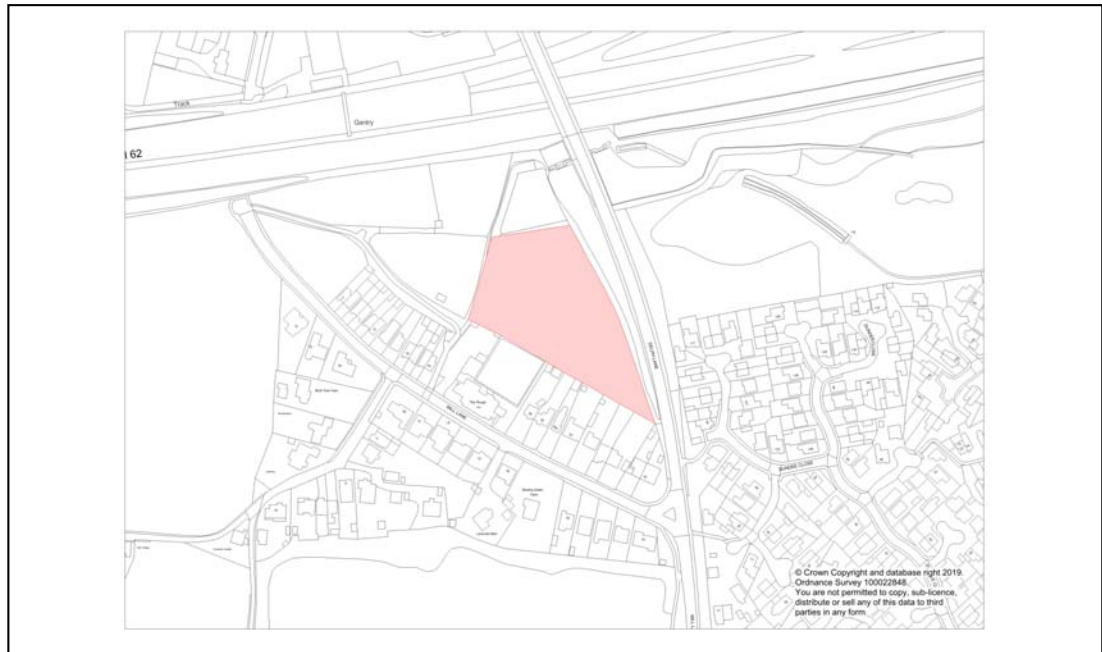
Site Name: Land behind the Plough PH
Site Address: Mill Lane, Houghton Green
Ward: Poplars & Hulme
Existing Use: Vacant

Gross Site Area (Ha): 0.8

Net Developable Site Area (Ha): 0.32

Planning Permission History: n/a

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: Yes
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 11.2
Residual Net Capacity: 11.2

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 11	
2023/24:	2024/25:
2025/26: 10	2026/27: 1
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however being promoted for development and is therefore considered to be deliverable in the short term (0-5).

Concluding Recommendation: Suitable, likely to become available and achievable

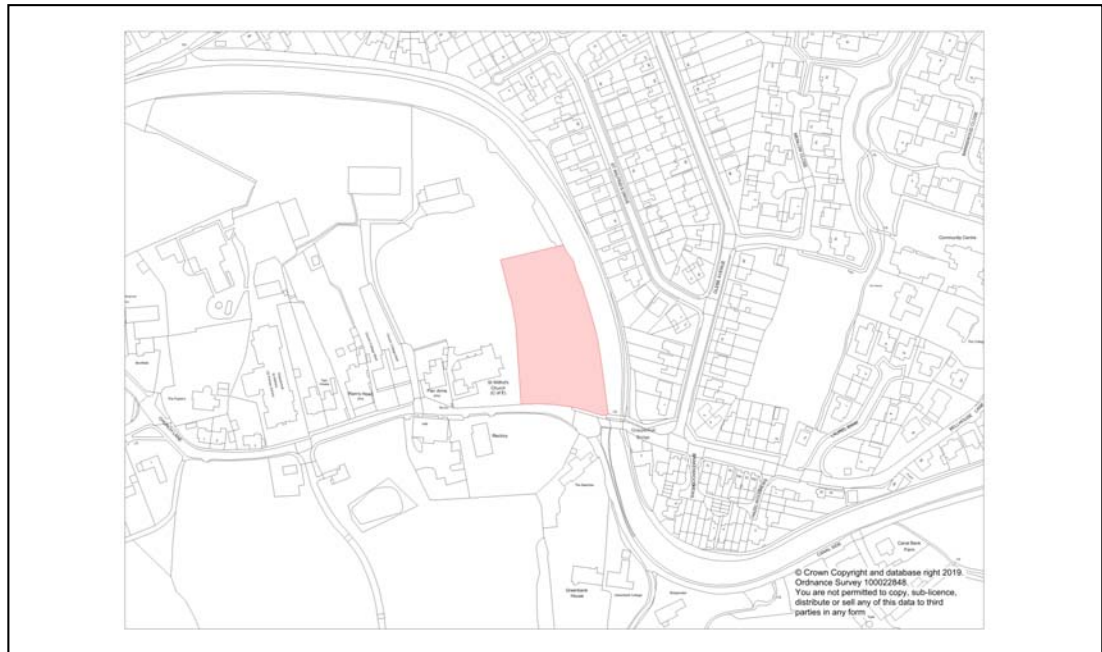
Site Name: Old Rectory
Site Address: Church Lane, Grappenhall
Ward: Grappenhall
Existing Use: Care Home

Gross Site Area (Ha): 0.55

Net Developable Site Area (Ha): 0.50

Planning Permission History: n/a

Green Belt: Yes
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: Yes
Site Developable Now: No
Promotion by Owner: Yes
Developer Interest: No
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 4.95
Residual Net Capacity: 4.95

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 5	
2023/24:	2024/25:
2025/26: 5	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. The site is therefore considered to be developable in the medium term (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable

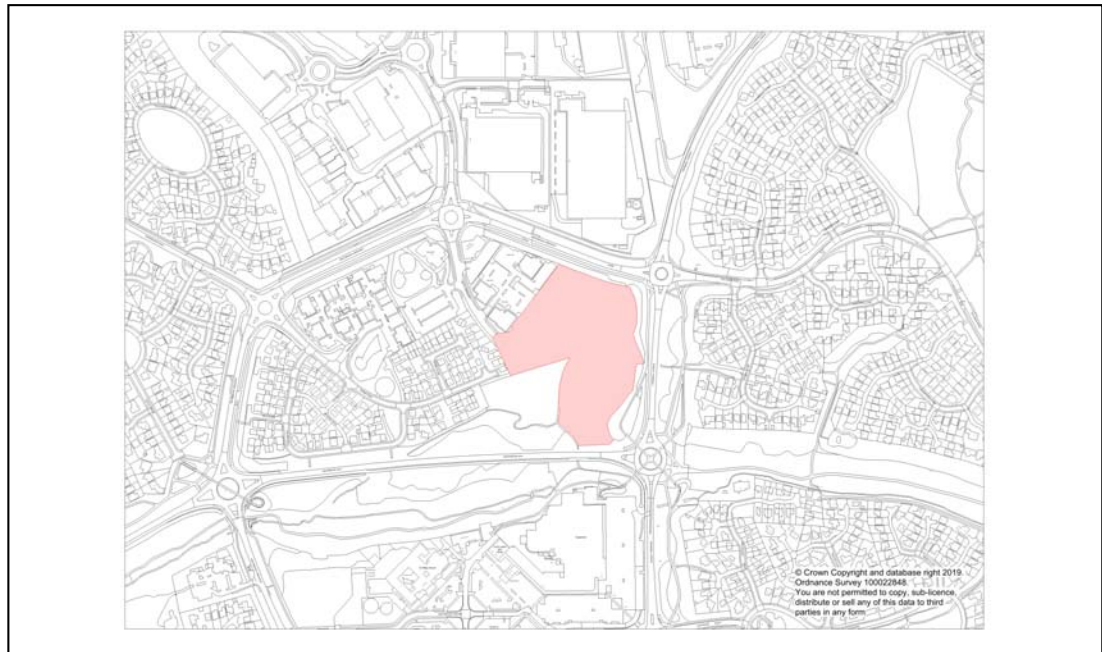
Site Name: Gemini 16
Site Address: Carina Park, Westbrook
Ward: Westbrook
Existing Use: New Town Reserved Land

Gross Site Area (Ha): 3.07

Net Developable Site Area (Ha): 2.3025

Planning Permission History: n/a

Green Belt: No
GF / PDL: GF
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: Yes
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: North-western boundary directly abuts an industrial / commercial area but could likely be mitigated through the introduction of appropriate noise attenuation measures.
Infrastructure Issues: No
Hazardous Installations Issues: Yes
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 79
Residual Net Capacity: 79

Deliverable 2018-2023: 79	
2018/19:	2019/20:
2020/21: 17	2021/22: 35
2022/23: 27	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. The site is however being actively promoted and is therefore considered to be deliverable (0-5) in view of adjoining parcel having already received planning permission for similar development.

Concluding Recommendation: Suitable, available and achievable

Site Name: Lingley Mere - Phase 1

Site Address: Land bounded by Omega Boulevard, & Lingley Green Avenue, Great Sankey, Warrington

Ward: Great Sankey North & Whittle Hall

Gross Site Area (Ha): 2.01

Net Developable Site Area (Ha): 1.809

Planning Permission History: 2017/30119

Green Belt: No

GF / PDL: PDL

Flood Zone (Highest Risk on site): 1

Contaminated Land Issues: Yes

Ground Conditions Issues: n/a

Site Access Issues: n/a

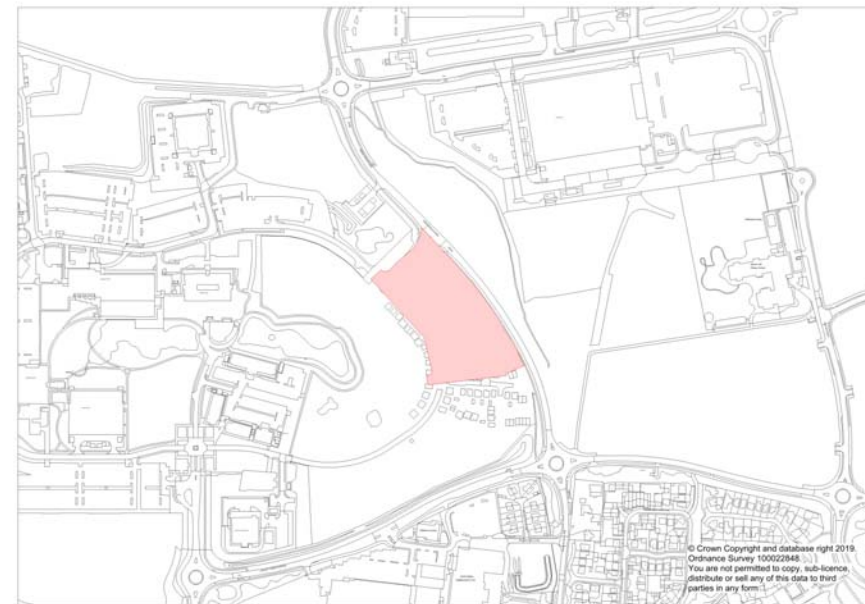
Surrounding Land Issues: n/a

Infrastructure Issues: No

Hazardous Installations Issues: No

Amenity Issues: No

Ownership / Tenancy Issues: No



Active Use: No

Site Developable Now: Yes

Promotion by Owner: Yes

Developer Interest: Yes

Known Demand for Housing: Yes

Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 57

Residual Net Capacity: 55

Deliverable 2018-2023: 55

2018/19: 35

2019/20: 20

2020/21:

2021/22:

2022/23:

Developable 2023-2028: 0

2023/24:

2024/25:

2025/26:

2026/27:

2027/28:

Developable 2028-2033: 0

2028/29:

2029/30:

2030/31:

2031/32:

2032/33:

2033+:

Concluding Comments: Site currently benefits from a planning approval for residential development. Capacity is therefore considered to be deliverable (0-5)

Concluding Recommendation: Suitable, available and achievable

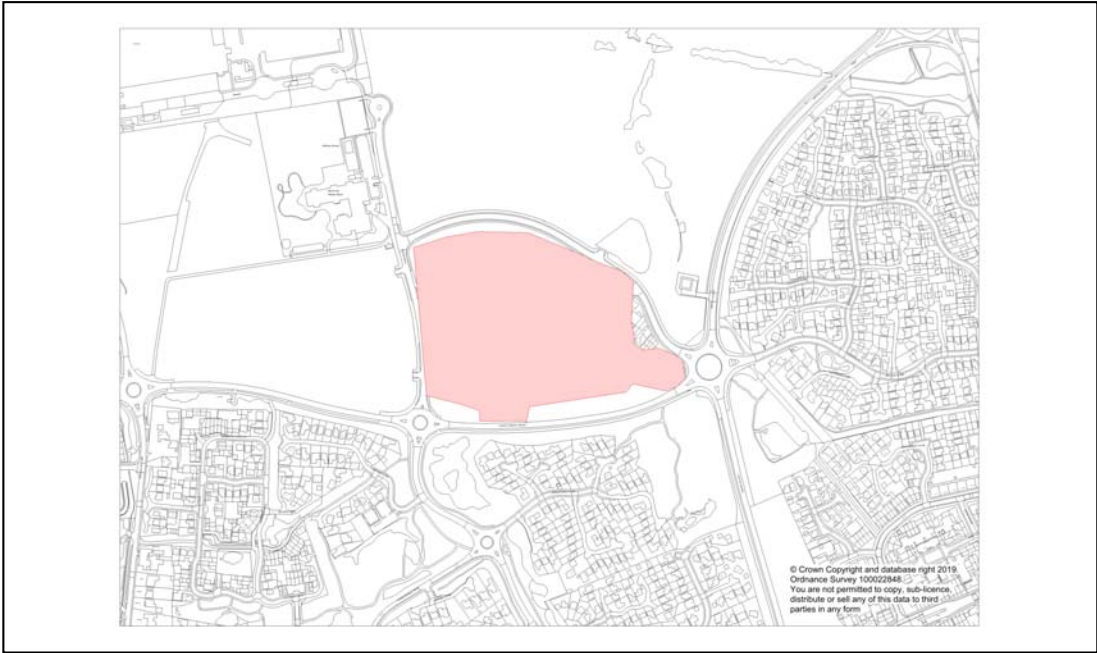
Site Name: Omega Zone 6 (Phase 1)
Site Address: Land Bounded by Lingley Green Avenue to the South and by, Sophia Drive to the East, (Phase 2 (Zone 6) Omega South), Warrington
Ward: Great Sankey North & Whittle Hall

Gross Site Area (Ha): 6.36

Net Developable Site Area (Ha): 4.77

Planning Permission History: 2017/29537

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: Yes
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 200
Residual Net Capacity: 185

Deliverable 2018-2023: 185	
2018/19: 55	2019/20: 55
2020/21: 55	2021/22: 20
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

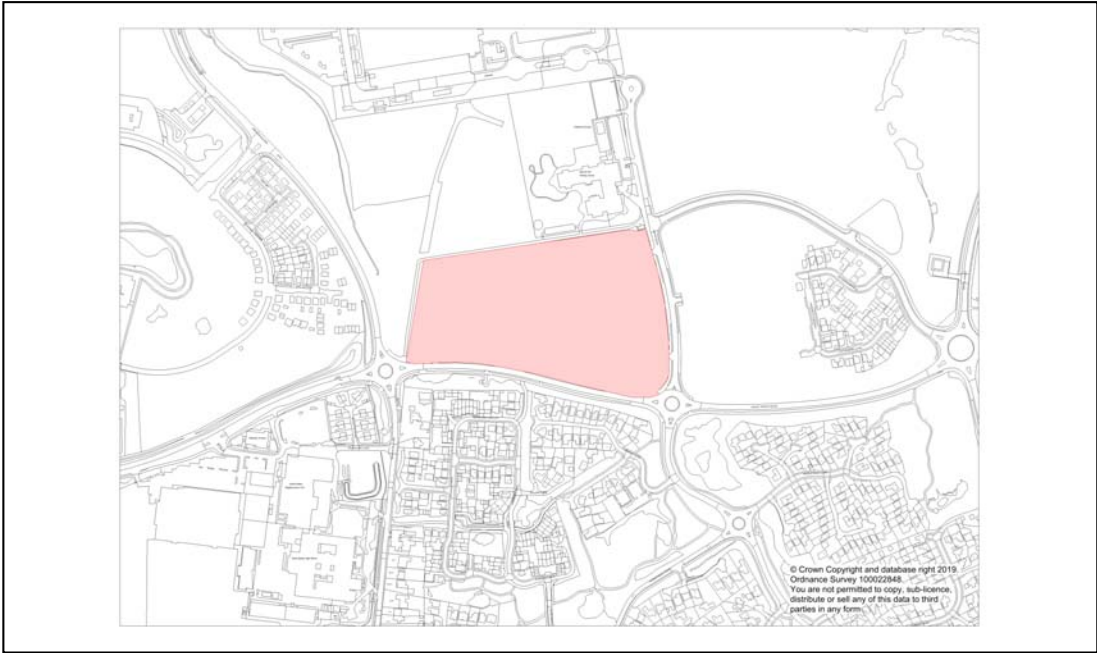
Site Name: Omega Zone 6 (Phase 2)
Site Address: Land Bounded by Lingley Green Avenue to the South and by, Sophia Drive to the East, (Phase 2 (Zone 6) Omega South), Warrington
Ward: Great Sankey North & Whittle Hall

Gross Site Area (Ha): 5.87

Net Developable Site Area (Ha): 4.4025

Planning Permission History: 2017/30837

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1 & SW
Contaminated Land Issues: Yes
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 158
Residual Net Capacity: 158

Deliverable 2018-2023: 158	
2018/19:	2019/20: 27
2020/21: 55	2021/22: 55
2022/23: 21	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

Site Name: Kings Court 5, Scotland Road
Site Address: Horsemarket Street & Scotland Road, WA1 2AF
Ward: Bewsey & Whitecross
Existing Use: Office

Gross Site Area (Ha): 0.29

Net Developable Site Area (Ha): 0.29

Planning Permission History: 2017/29933

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: n/a



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 4
Residual Net Capacity: 0

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable, and development is COMPLETE.

Concluding Recommendation: Suitable, available and achievable

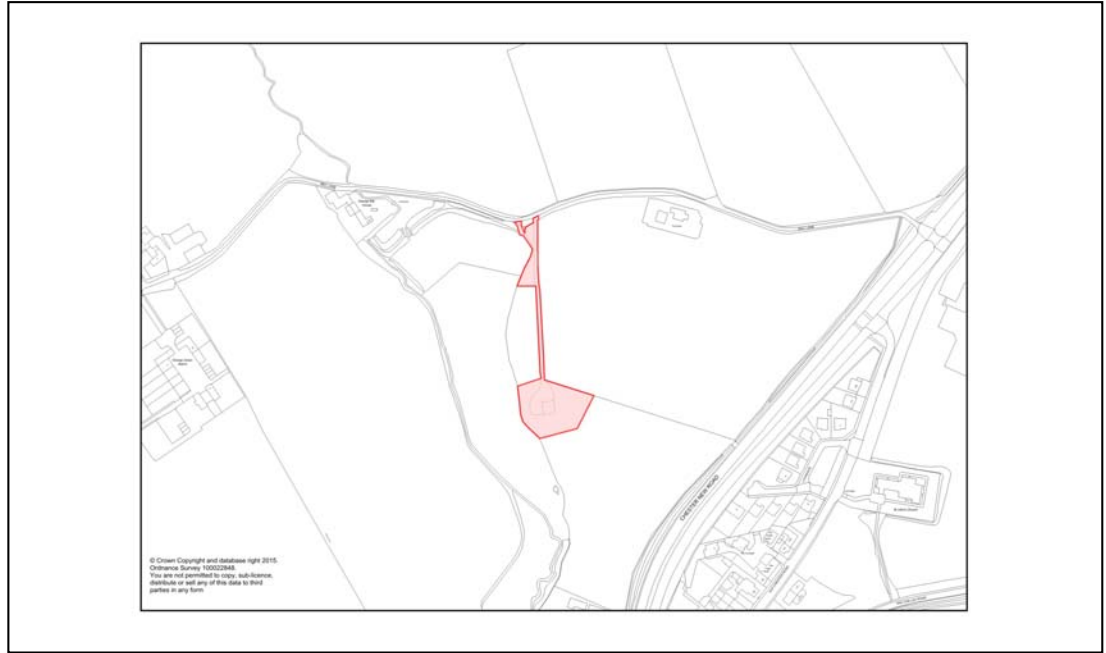
Site Name: Vacant Site at Ramswood Nurseries
Site Address: Mill Lane, Walton, WA46TL
Ward: Appleton
Existing Use: Agriculture

Gross Site Area (Ha): 0.3

Net Developable Site Area (Ha): 0.3

Planning Permission History: 2016/28929

Green Belt: Yes
GF / PDL: PDL
Flood Zone (Highest Risk on site): 1
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No



Active Use: No
Site Developable Now: Yes
Promotion by Owner: Yes
Developer Interest: Yes
Known Demand for Housing: Yes
Similar Sites Developed Nearby in last 5 years: Yes

Recommended Gross Capacity: 1
Residual Net Capacity: 0

Deliverable 2018-2023: 0	
2018/19:	2019/20:
2020/21:	2021/22:
2022/23:	
Developable 2023-2028: 0	
2023/24:	2024/25:
2025/26:	2026/27:
2027/28:	
Developable 2028-2033: 0	
2028/29:	2029/30:
2030/31:	2031/32:
2032/33:	
2033+:	

Concluding Comments: Site is considered suitable, available and achievable, and development is COMPLETE.

Concluding Recommendation: Suitable, available and achievable

Appendix 2

Constrained Sites List

Appendix 2 – Constrained site list

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
1041	Harry Fairclough Ltd.	Off Howley Lane	0.55	0.50	Constrained	The site is suitable, likely to be available, but not currently achievable due to potential access/egress being land locked by FZ3. Site should be reviewed annually to consider any changes to flood constraints.
1503	Clevelands Farm	Moss Side Lane, Rixton	1.4	1.26	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1504	Land off Thirlmere Drive	Land off Thirlmere Drive, Lymm	0.4	0.4	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1505	Land at the junction of Warrington Rd/Jennet's Lane	Glazebury, WA3 5QB	1.94	1.75	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1514	Land off A57 Manchester Rd	Hollins Green, WA3 6JZ	7.54	5.66	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1518	Penketh Hall Farm Complex	Penketh Hall Farm, Penketh, WA5 2HR	1.71	1.54	Constrained	Site is considered unsuitable but residential development due to flood risk issues. Site to be reviewed on an annual basis.
1521	Alcan Factory	Off Thelwall Lane	5.87	4.40	Constrained	Site is considered unsuitable but residential development due to flood risk issues. Site to be reviewed on an annual basis.
1522	Land west of and to the rear of 39 - 49 Brookfield Rd	Brookfield Rd, Culcheth	23	17.25	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1527	Land fronting Pool Lane (north - adjacent pumping station)	Pool Lane, Statham, WA13 9BW	0.27	0.27	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In addition, the site is considered unsuitable but residential development due to flood risk issues. Site to be reviewed on an annual basis.
1528	Land adjacent to and west of Statham Community Primary School	Warrington Road, Statham, WA13 9BE	6.77	5.08	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1531	Statham Lodge Hotel	Warrington Road, Statham, WA13 9BP	1.49	1.34	Constrained	Site is considered suitable but development is currently constrained. Whilst the constraints may be capable of being overcome, in cumulative with the current active use it is not considered appropriate to include the site in current land supply calculations. Site to be reviewed on an annual basis.
1532	Land to the south of Nook Farm	Arley Road, Appleton Thorn	16.78	12.59	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1534	Land to the south of Lumber Lane	Lumber Lane, Burtonwood	5.53	4.15	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1535	Albion Park	Warrington Road, Glazebury	2.86	1.43	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1542	Land to the North of Culcheth Hall Drive, east of Withington Avenue and Doeford Close	Culcheth, Warrington	96.3	72.23	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1543	Knutsford Road	Knutsford Road, Latchford, WA4 1PL	2.48	1.86	Constrained	Site is considered suitable but availability is uncertain and achievability is dependent upon overcoming constraints. Site should remain under review annually.
1544	Warrington Town Football Club Ground	Wash Lane / Common Lane, Latchford	2.98	2.24	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1545	Rushgreen Rd, Lymm	Land east of Thirlmere Drive, Lymm	22.58	16.94	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development. Whilst parts of the site could be developed, due to them being PDL, it is considered that the site would realistically need to be brought forward in a holistic manner.

Appendix 2 – Constrained site list

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
1553	United Utilities Pool Lane Depot	Pool Lane, North of Chester Road, Higher Walton	0.28	0.28	Constrained	Site is considered suitable but development is currently constrained. It is also known that the site was recently received planning permission to operate the site for car sales. Whilst, the consent has recently been implemented it is only for a change of use. Therefore it is logical to retain the site within the SHLAA and review it on an annual basis.
1554	Land at Glazebury WwTW	South of Hawthorne Avenue	4.89	3.67	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1560	Greenscene	Burford Lane, Broomedge, WA13 0SE	0.39	0.20	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1563	Arpley Meadows (southern former landing stage)	Arpley Meadows	7.79	5.84	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1565	Land west of Reddish Crescent	Lymm, WA13 9PR	2.63	1.97	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1567	Land at Warrington Road / Hawthorne Avenue	Culcheth, WA3 5JS	0.28	0.28	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1568	Land at Warrington Road (rear of Nos 134 - 182)	Glazebury, WA3 5LW	1.71	1.54	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1573	Queens Crescent Equipped Play Area	Queens Crescent, Padgate	0.29	0.29	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1576	Neville Avenue Garage Plots	Land to the rear of 96 Neville Avenue, Orford, WA2 9BE	0.29	0.19	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1594	College Close Amenity Area	North-west corner of College Close (adjoining south-western boundary of St. Elphins Park)	0.25	0.25	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1603	Warrington RUFC Site	Bridge Lane, Appleton	2.75	1.79	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1610	Birchwood Golf Course (east of Carrington Close)	East of Carrington Close, Birchwood, WA3 7QA	1.77	1.59	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1611	Land to the east of Walton Lea Road, Higher Walton	Higher Walton, WA4 6SJ	3.23	2.42	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1612	Northern Farms Ltd - Cherry Lane / Booths Lane, Lymm	Cherry Lane / Booths Lane, Lymm	40.3	30.23	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1618	Land south east of Deans Lane	Thelwall, WA4 2TN	16.68	12.51	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1621	Land immediately surrounding Pool Farm	Pool Lane / Oldfield Road, Statham	0.5	0.13	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1622	Land between Oldfield Road and Warrington Road	Land between Oldfield Road and Warrington Road, Statham	1.43	1.29	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1623	Land West of Highfields Stables	Off Highfield Stables, Weaste Lane	0.58	0.52	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.

Appendix 2 – Constrained site list

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
1624	Land South of Highfield Stables	Off Highfield Stables, Weaste Lane	1.15	1.04	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1625	Land North of Highfield Stables	Weaste Lane, Thelwall	1.18	1.06	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1626	Land south of 128, Weaste Lane	Off Highfield Stables, Weaste Lane	0.93	0.84	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1627	Land North of Weaste Lane	Weaste Lane, Thelwall	4.69	3.52	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1628	Land to the rear of 27 - 47 Weaste Lane	Weaste Lane, Thelwall	1.43	1.29	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1629	Expanse of land to the west of Penketh Hall Farm	Hall Nook, Penketh, Warrington	18.82	14.12	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1630	Penketh Hall Farm Site C	South of Station Rd, Penketh	17.47	13.10	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1635	Former planting site	East of Spring Lane (south west of Croft riding school)	0.91	0.82	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1642	Bewsey Old Hall	Bewsey Farm Close, Warrington	3.03	3.03	Constrained	Site is considered suitable, available and achievable and currently benefit from a planning approval for residential development. Planning consent for residential development has been implemented in part (conversion of listed hall into 7 apartments). However, given that the renovation of the listed hall has taken place without the need for the enabling development; the site is not currently being promoted and the intentions of the land owner are unknown the site is not considered to be achievable at the current time. Site to be reviewed on an annual basis.
1645	Land adjacent 123 Fairfield Road	Fairfield Road, Stockton Heath	0.27	0.27	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1654	Land bounded by Green Lane / Lumber Lane / Phipps Lane / Winsford Drive	Green Lane / Lumber Lane / Phipps Lane / Winsford Drive, Burtonwood	11.5	8.63	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1655	Land West of Phipps Lane	Land West of Phipps Lane, Burtonwood	7.35	5.51	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In addition, the site is considered unsuitable for residential development due to flood risk issues. Site to be reviewed on an annual basis.
1656	Lumbers Lane / Forshaw's Lane / Phipps Lane	Lumbers Lane / Forshaw's Lane / Phipps Lane, Burtonwood	10.4	7.80	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1706	The Avoiding Line North of Ryefields Village	North of Ryefields Village	1.95	1.76	Constrained	Inclusion within HSE natural gas pipeline consultation buffer. Large part of site safeguarded for a transportation scheme. Designated urban greenspace. In addition, the site is considered unsuitable but residential development due to flood risk issues. Site to be reviewed on an annual basis.
1707	Alford Hall Social Club overflow car park	Accessed from Bennett Avenue	0.39	0.39	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1762	Site of Dog & Partridge	off Manchester Road, Woolston, WA1 3TZ	0.57	0.38	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1800	Land Adjacent to Rose Villa	Penkford Lane, Collins Green, WA5 4EE	0.27	0.27	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.

Appendix 2 – Constrained site list

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
1803	Land to North of Birchwood Way	Land to North of Birchwood Way, Longbarn, Warrington	4.28	2.88	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1806	Land adj to 220 Stone Pitt Lane	Croft, Warrington, WA3 7DZ	0.5	0.45	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In addition, the site is considered unsuitable for residential development due to flood risk issues. Site to be reviewed on an annual basis.
1831	Land off Newcombe Avenue	Land off Newcombe Avenue	1.81	1.36	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1832	Whittle Hall Farm	Littledale Road, Whittle Hall, WA5 3AQ	0.71	0.64	Constrained	Planning consent for alternative use has been implemented. Site to be discounted from future SHLAA reviews.
1861	Land North of Mayfair Close	Off Lingley Green Avenue, North of Mayfair Close, Great Sankey	1.58	0.79	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1865	Thelwall Heyes Farm	Cliff Lane, Grappenhall, Warrington, WA4 2TS	21.64	16.23	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1866	Greater Shepcroft Farm	Stretton, Warrington, WA4 5PL	56.54	42.41	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1886	Land at Cherry Lane, Lymm	Adjacent to 144, Cherry Lane, Lymm	0.91	0.82	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1888	Land at Sutch Lane	Land at Sutch Lane, Lymm	2.55	1.91	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
1891	Land fronting Pool Lane	North & east of Pool Farm, Pool Lane, Statham	1.6	1.20	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2036	Land Bounded by Montclare Crescent, Brian Avenue & Chester Road	Stockton Heath, Warrington, WA4 2SA	1.53	1.15	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
2125	Land at junction of Lodge Lane and Lockton Lane, Bewsey	Land at junction of Lodge Lane and Lockton Lane, Bewsey	0.37	0.37	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
2146	Land off Lumber Lane, Burtonwood	Land off Lumber Lane, Burtonwood	4.54	3.41	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2147	Orford Fields	Land off Birchwood Way, Warrington	3.1	2.79	Constrained	Inclusion within HSE natural gas pipeline consultation buffer. Designated urban greenspace. In addition, the site is considered unsuitable but residential development due to flood risk issues. Site to be reviewed on an annual basis.
2149	Lingley Mere Business Park Car Park	Lingley Mere, Great Sankey, WA5 3LP	1.96	1.76	Constrained	Constrained by policy restrictions relating to loss of employment land. Not included in land supply at present, situation will be reviewed annually.
2155	Land to the North and East of Croft Primary School	Croft, WA3 7DG	6.33	4.75	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2156	Land to the West of Heath Lane	Croft, WA3 7DL	6.78	5.09	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2157	Land between Glaizers Lane and Warrington Road	Culcheth, WA3 5AD	4.81	3.61	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.

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SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
2161	Land to the west of Oughtrington Lane, South of the Bridgewater Canal	Land to the west of Oughtrington Lane, South of the Bridgewater Canal	9.29	6.97	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2171	Land between Manchester Road and Warburton Bridge Road	Rixton, WA3 6HL	12.22	9.17	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2180	Land to the east of Oughtrington Community Primary School	Between Moss Grove and Oughtrington Crescent, Lymm, WA13 9EH	1	0.90	Constrained	Site is considered suitable but development potential is currently constrained.
2181	Land to the rear of Oughtrington Crescent Community Centre	Oughtrington, Lymm, WA13 9JD	0.29	0.29	Constrained	Site is considered suitable but development potential is currently constrained.
2192	Westy Hall Care Home	Marsden Avenue, Westy, WA1 1BU	0.59	0.53	Constrained	Site is considered suitable but development potential is currently constrained.
2244	Land between Underbridge Lane and Chester Road	Land between Underbridge Lane and Chester Road	0.5	0.45	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2246	Croft Youth Centre	Croft Youth Centre, Smithy Lane, Croft	0.5	0.5	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
2273	Motortrade	Old Liverpool Road, WA5 1DP	0.52	0.47	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
2408	Oak Lawn	Crouchley Lane, Lymm, Warrington, WA13 0TH	0.31	0.31	Constrained	Building Regs consent for renovation of property use has been implemented. Site to be discounted from future SHLAA reviews.
2450	Land adjacent Colas, Loushers Lane	Land to the north west of Colas, south east of Priestley College, Loushers Lane, Latchford, Warrington	2.44	1.83	Constrained	Site is considered unsuitable for residential development at present. There is nevertheless a strong interest in developing this site and it may be as further exploratory work is undertaken this conclusion may need to be revisited.
2452	Land bounded by Birch Brook Road/Mill Lane, Heatley	Land bounded by Birch Brook Road/Mill Lane, Heatley	3.70	2.78	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In addition, the site is considered unsuitable for residential development due to flood risk issues. Site to be reviewed on an annual basis.
2455	Land south of Travis Perkins, Farrell Street, Warrington	Land south of Travis Perkins, Farrell Street, Warrington	0.53	0.48	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
2457	Land at Ashton's Farm, Burtonwood	Land off Clay Lane, Burtonwood, WA5 4DH	17.23	12.92	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2458	Site of William Tarr and Co. Ltd. Offices (Site 1)	Off Bridge Road, Woolston, WA1 4AT	0.55	0.50	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
2461	Land north of Burley Lane/Arley Road junction	Appleton Thorn, WA4 4RL	0.74	0.67	Constrained	Site is likely suitable but its development potential is currently considered to be constrained. As such the site cannot be considered deliverable or developable at this time. Site to be reviewed on an annual basis.
2462	Land at junction of Bell Lane / Stockport Road (south of Beech House)	Thelwall, WA4 2SY	0.64	0.58	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2466	Warrington Central Trading Estate	off Bewsey Road, Warrington, WA2 7LP	4.67	3.50	Constrained	Site is considered suitable but development potential is currently constrained. Site to be reviewed on an annual basis.
2534	Luqmans Indian Cuisine	Phipps Lane, Burtonwood, WA5 4HQ	0.27	0.27	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
2582	Disused Railway Line (Parcel 1)	Station Rd, Latchford, WA4 2GU	0.71	0.64	Constrained	Not achievable for residential due to current policy constraints which must be demonstrated as overcome for the site to be considered developable. Not included in land supply at present, situation will be reviewed annually.
2583	Disused Railway Line (Parcel 2)	Station Rd, Latchford, WA4 2GU	2.09	1.57	Constrained	Not achievable for residential due to current policy constraints which must be demonstrated as overcome for the site to be considered developable. Not included in land supply at present, situation will be reviewed annually.
2584	Disused Railway Line (Parcel 3)	Land to west of Wash Lane, Latchford, WA4 1JD	1.27	1.14	Constrained	Not achievable for residential due to current policy constraints which must be demonstrated as overcome for the site to be considered developable. Not included in land supply at present, situation will be reviewed annually.
2588	Taylor Business Park	Warrington Road, Culcheth, WA3 6BH	12.3	9.23	Constrained	Footprint of existing business park may be capable of development if constraints can be overcome. Open land not included in land supply at present due to Green Belt restrictions, but situation will be reviewed annually.

Appendix 2 – Constrained site list

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
2589	Land north of Arbury Court	Townfield Lane, Winwick, WA2 8RW	7.62	5.72	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2590	Land west of Delph Fm/Hollins Park Hospital	Delph Lane, Winwick, WA2 8RW	33.76	25.32	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2591	Land east of Warrington Rowing Club	Howley Lane, Warrington, WA1 2OJ	1.31	1.18	Constrained	The site is considered unsuitable for residential development due to flood risk issues. Not achievable for residential unless flood risk mitigation can be proven as feasible or the exception test is passed. Not included in land supply at present. Site to be reviewed on an annual basis.
2592	Penketh Business Park (Parcel 2)	Old Liverpool Road, Great Sankey, Warrington, WA5 2TJ	2.54	1.91	Constrained	Constrained by policy restrictions relating to loss of employment land. Not included in land supply at present, situation will be reviewed annually.
2593	Land south of New Hall Lane (Plot 1)	Culcheth, Warrington, WA3 6BH	1.52	1.37	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2594	Land south of Taylor Business Park (Plot 2)	Culcheth, Warrington, WA3	0.48	0.43	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2595	Land at jtn Warrington Rd and Glaziers Lane (Plot 3)	Culcheth, Warrington, WA3	0.87	0.78	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2596	Land east of Warrington Rd (Plot 4)	Culcheth, Warrington, WA3	0.51	0.46	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2597	Land south of disused railway line (Plot 5)	Culcheth, Warrington, WA3	0.79	0.71	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2598	Land at NW corner of Taylor Business Park (Plot 6)	Culcheth, Warrington, WA3	0.97	0.87	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2601	Statham Meadows	Land adjoining Jtn 21 of M6, Woolston, WA3 6HD	12.5	9.38	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In addition, the site is considered unsuitable for residential development due a number of constraints, including flood risk issues. Site to be discounted from future SHLAA reviews.
2602	Land at Thelwall Lane East	Westy, Warrington ,WA4 1PD	4.24	3.18	Constrained	Site is available, but is heavily constrained and therefore cannot be considered suitable or achievable for residential development at present. Situation to be reviewed annually, but not included in current land supply.
2603	Land at Thelwall Lane West	Westy, Warrington, WA4 1PD	2.36	0.47	Constrained	The site is considered unsuitable for residential development due to flood risk issues. Site to be discounted from future SHLAA reviews.
2657	New Cut Lane Industrial Estate	New Cut Lane Ind Estate, New Cut Lane, Woolston, WA1 4AG	14.99	11.24	Constrained	Not achievable for residential due to current policy constraints which must be demonstrated as overcome for the site to be considered developable. Not included in land supply at present, situation will be reviewed annually.
2668	Land adjacent South View	Hatton Lane, Hatton, WA4 4BZ	5	3.75	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2669	Duckinfield Farm	Land south of Hurst Mill Bridge, Warrington Road, Glazebury, WA3	1.7	1.53	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.

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SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
2670	Highfield Farm	Highfield Farm, Waterworks Lane, Winwick, WA2 8TB	7	5.25	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2671	Land south of Chester Road	Land south of Chester Road, Walton	7.36	5.15	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2675	Colas Ltd	Colas Ltd, Loushers Lane, Latchford, Warrington, WA4 6RZ	1.69	1.52	Constrained	Site is considered suitable but development potential is currently constrained. Site to be reviewed on an annual basis.
2676	Causeway Park	Causeway Park, off Central Avenue, Warrington, WA4 6QS	9.65	5.79	Constrained	Site is considered suitable but development potential is currently constrained. Site to be reviewed on an annual basis.
2677	Riverside Retail Park	Riverside Retail Park, Wharf Street, Warrington, WA1 2GZ	5.43	4.34	Constrained	Site is considered suitable but development potential is currently constrained. Site to be reviewed on an annual basis.
2683	Land off Cherry Lane and Booths Lane	Lymm, WA13 0ST	8.62	6.47	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2685	Orford Embankment 1	North of Fitzherbert Street, Orford, WA2 7PN	0.93	0.84	Constrained	Not achievable for residential due to current policy constraints which must be demonstrated as overcome for the site to be considered developable. Not included in land supply at present, situation will be reviewed annually.
2686	Orford Embankment 2	North of Fitzherbert Street, Orford, WA2 7QG	0.63	0.57	Constrained	Not achievable for residential due to current policy constraints which must be demonstrated as overcome for the site to be considered developable. Not included in land supply at present, situation will be reviewed annually.
2687	Orford Embankment 3	North of Fitzherbert Street, Orford, WA2 7RL	0.59	0.53	Constrained	Not achievable for residential due to current policy constraints which must be demonstrated as overcome for the site to be considered developable. Not included in land supply at present, situation will be reviewed annually.
2689	Land east of Blackbrook Avenue	Blackbrook Avenue, Padgate	1.96	1.37	Constrained	Site is considered suitable but development potential is currently constrained. Site to be reviewed on an annual basis.
2690	James Phoenix House	Hilden Road, Orford, WA2 0JP	0.52	0.47	Constrained	The site is considered unsuitable for residential development due to flood risk issues. Site to be reviewed on an annual basis.
2694	Land North of Hawthorn Centre	Orange Grove / Blackbrook Avenue, Padgate, WA2 0SP	0.36	0.36	Constrained	Site is considered suitable but development potential is currently constrained. Site to be reviewed on an annual basis.
2695	Land South of Hawthorn Centre	Harrier Road / Blackbrook Avenue, Padgate, WA2 0SP	1.38	1.24	Constrained	Site is considered suitable but development potential is currently constrained. Site to be reviewed on an annual basis.
2699	Land south of Culcheth High School	Warrington Road, Culcheth, WA3 5HH	1.76	1.58	Constrained	Site is considered suitable but development potential is currently constrained. Site to be reviewed on an annual basis.
2705	Land at Cherry Lane	Cherry Lane, Lymm, WA13 0NU	13.5	10.13	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2706	Kenyon Lane Nurseries	Kenyon Lane, Croft, WA3 4AX	1.2	1.08	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2709	Land North West of Croft (part covered by 2156)	Smithy Brow, Croft, WA3 7BZ	128.2	96.3	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2710	Land to the West of Higher Walton	Chester Road, Higher Walton, WA4 6TL	124.5	93.38	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2721	Trident Business Park	Daten Avenue, Risley, Warrington, WA3 6BX	8.75	6.56	Constrained	Constrained by policy restrictions relating to loss of employment land. Not included in land supply at present, situation will be reviewed annually.
2722	Land at Hillside Farm	Hillside Road, Appleton, WA4 5PY	4.22	3.17	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2901	Land east of Crouchley Lane	Lymm, WA13 0DH	13.4	10.05	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.

Appendix 2 – Constrained site list

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
2902	Land Jtn of Stretton Rd and Tarporley Road	Stretton, WA4 4NS	39.2	29.4	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2903	Land north of Grappenhall Lane	Grappenhall, WA4 4SH	48.94	36.705	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
2904	Land between Weaste Lane and Knutsford Road	Grappenhall, WA4 3JY	15.94	11.955	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3100	Stocks Lane / Laburnum Lane	Laburnum Lane, Penketh, WA5 3AB	32.12	24.09	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3101	Land at Fir Tree Close	Fir Tree Close, Stretton, WA4 4NA	2.84	2.13	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3102	Birch Tree Farm	Red Lane, Appleton, WA4 5AB	0.35	0.2625	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3103	Land at Dam Lane	Dam Lane, Rixton-with-Glazebrook, WA3 6LB	9.88	7.41	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3104	Land at Newton Road	Winwick, WA2 8SE	1.25	0.9375	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3105	Field off Stage Lane	Stage Lane, Lymm, WA13 9JP	0.69	0.5175	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3106	Land at Warrington Sports Club	Walton Lea Road, Walton, WA4 6SJ	0.36	0.27	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3107	Stocks Lane / Friends Lane	Friends Lane, Penketh, WA5 3JT	6.69	5.0175	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3109	Holly House	Rushgreen Road, Lymm, WA13 9PN	1.12	0.84	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3110	Sites east of Jctn 21 M6 (Site 4690)	Brook Lane, WA3 6DT	11.07	8.3025	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In addition, the site is considered unsuitable for residential development due a number of constraints, including flood risk issues. Site to be reviewed on an annual basis.
3111	Sites east pf Jctn 21 M6 (Site 4449)	Brook Lane, WA3 6DS	15.35	11.5125	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In addition, the site is considered unsuitable for residential development due a number of constraints, including flood risk issues. Site to be reviewed on an annual basis.
3112	Sites east pf Jctn 21 M6 (Site 6919)	Manchester Road, Rixton, WA3 6DU	3.92	2.94	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In addition, the site is considered unsuitable for residential development due a number of constraints, including flood risk issues. Site to be reviewed on an annual basis.

Appendix 2 – Constrained site list

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
3113	Sites east pf Jctn 21 M6 (Site 8160)	Manchester Road, Rixton, WA3 6DX	12.62	9.465	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3114	Sites east pf Jctn 21 M6 (Site 8979)	Holly Bush Lane, Rixton, WA3 6DZ	5.33	3.9975	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3115	Sites east pf Jctn 21 M6 (Site 8939)	Manchester Road, Rixton, WA3 6DU	0.3	0.225	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3116	Sites east pf Jctn 21 M6 (Site 9624)	Manchester Road, Rixton, WA3 6DU	3.31	2.4825	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In addition, the site is considered unsuitable for residential development due a number of constraints, including flood risk issues. Site to be reviewed on an annual basis.
3117	Sites east pf Jctn 21 M6 (Site 1833)	Manchester Road, Rixton, WA3 6DU	7.54	5.655	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3118	Sites east pf Jctn 21 M6 (Site 5636)	Manchester Road, Rixton, WA3 6EA	9.3	6.975	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3119	Sites east pf Jctn 21 M6 (Site 6318)	Manchester Road, Rixton, WA3 6EA	1.79	1.3425	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3120	Sites east pf Jctn 21 M6 (Site 5371)	Manchester Road, Rixton, WA3 6EA	0.78	0.585	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3121	Sites east pf Jctn 21 M6 (Site 3174)	Holly Bush Lane, Rixton, WA3 6DY	6.02	4.515	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3122	Land north of Smithy Brow	Smithy Brow, Croft, WA3 7BY	6.49	4.8675	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3123	Land south of Stockport Road	Stockport Road, Thelwall, WA4 2TJ	0.82	0.615	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3124	Land off Massey Brook Lane	Massey Brook Lane, Lymm, WA13 0PW	2.12	1.59	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3125	Land SE of Stretton Road	Stretton Road, Appleton, WA4 4TB	5.32	3.99	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3127	Land North of Townfield Lane (Hollins Park Country Club)	Townfield Lane, Winwick, WA2 8TE	1	0.75	Constrained	Site is considered suitable but development is currently constrained by Green Belt designation. Although it can be assumed that small scale redevelopment may be acceptable, due to openness considerations and an absence of a specific scheme the site cannot currently be considered achievable.

Appendix 2 – Constrained site list

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
3128	Land S of Townsfield Lane	Townsfield Lane, Winwick, WA2 8TR	1.72	1.29	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3129	Land at Carr House Farm	Broad Lane, Grappenhall, WA4 3ET	23.92	17.94	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3130	Land at Arley Road	Arley Road, Stretton, WA4 4RR	1.37	1.0275	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3131	Land to N & S of Hurst Lane	Hurst Lane, Glazebury, WA3 5LS	2.09	1.5675	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3132	Land to rear of Smithy Brow	Smithy Brow, Croft, WA3 7DA	0.98	0.735	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3133	Land south of School Lane	School Lane, Rixton, WA3 6HX	0.51	0.3825	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3135	Long Meadow	Chapel Road, Penketh, WA5 2PW	1.1	0.99	Constrained	Constrained by policy restrictions relating to open space designation. In addition, the site is considered unsuitable but residential development due to flood risk issues. Not included in land supply at present. Site to be reviewed on an annual basis.
3137	306 Warrington Road	Glazebury, WA3 5LB	0.54	0.405	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3138	Land off Hollins Lane	Hollins Lane, Winwick, WA2 8SF	6.37	4.7775	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3139	Land adjacent of Lymm Rugby Club	Crouchley Lane, Lymm, WA13 0AN	8.33	6.2475	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3140	Land at Joy Lane	Joy Lane, Burtonwood, WA5 4DF	13.57	10.1775	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3141	Land N of Longbutt Lane	Longbutt Lane, Lymm, WA13 0QX	11.06	8.295	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3142	Land at Gullivers World	Shackleton Close, Westbrook, WA5 9YZ	24.12	18.09	Constrained	Site is considered suitable but development potential is currently constrained. Site to be reviewed on an annual basis.
3143	Land east of Burford Lane	Burford Lane, Lymm, WA13 0SJ	17.02	12.765	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3144	Land at Bradshaw Lane	Bradshaw Lane, Lymm, WA13 9JW	14.68	11.01	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.

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SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
3145	Cherry Hall Farm	Cherry Lane, Lymm, WA13 0SY	26.26	19.695	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3146	Land south of Birchwood Train Station	Moss Lane, Woolston, WA3 6EP	20.05	15.0375	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In addition, the site is considered unsuitable for residential development due to flood risk issues. Site to be reviewed on an annual basis.
3147	Land south of Hatton Lane	Hatton Lane, Hatton, WA4 4BZ	3.15	2.3625	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3151	Glazebury Depot	Wilton Lane, Culcheth	20.04	15.03	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3152	Wider land north of Culcheth	Wilton Lane, Culcheth	108.59	81.4425	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3154	Land east of Heath Lane	Heath Lane, Croft, WA3 7DJ	3.35	2.5125	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3155	Land at Heathercroft Stud	Decons Close, Croft, WA3 7EN	3.51	2.6325	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3157	Land at Warrington Road	Warrington Road, Culcheth, WA3 5AE	8.38	6.285	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3158	Land north of Stone Pit Lane	Stone Pit Lane, Croft, WA3 7DS	8.2	6.15	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3159	Land south of Smithy Brow	Smithy Brow, Croft, WA3 7DA	3.93	2.9475	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3160	Land east of Houghs Lane	Houghs Lane, Walton, WA4 5LL	3.19	2.3925	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In addition, the site is considered unsuitable for residential development due to flood risk issues. Site to be reviewed on an annual basis.
3161	Land south of Westbourne Road and west of Red Lane	Red Lane, Appleton, WA4 5AB	16.64	12.48	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3162	Land at Mill Lane/Stage Lane	Mill Lane, Lymm, WA13 9SQ	20.97	15.7275	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3163	Land adjacent to Glazebrook Lane	Glazebrook, WA3 5AX	23.01	17.2575	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.

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SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
3164	Land north of Higher Lane (A56)	Higher Lane, Lymm, WA13 0RG	29.12	21.84	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3165	Land south of Lymm Road	Grappenhall, WA4 2TP	3.87	2.9025	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3166	Land off Glazebrook Lane	Glazebrook, WA3 5AX	4.45	3.3375	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In addition, the site is considered unsuitable for residential development due to flood risk issues. Site to be reviewed on an annual basis.
3167	Stocks Lane	Penketh, WA5 2RN	30.16	22.62	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3168	Land SE of Warrington	Grappenhall	245.56	184.17	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3169	Land at Reddish Hall Farm	Broad Lane, Grappenhall, WA4 3HS	31.35	23.5125	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3170	Land off High Legh Road	High Legh Road, Lymm, WA13 0RT	0.66	0.495	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3172	Land off Hatton Lane (Site 1)	Hatton Lane, Stretton, WA4 5PJ	4.5	3.375	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3173	Land off Hatton Lane (Site 2)	Hatton Lane, Stretton, WA4 5PJ	20.06	15.045	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3175	Land west of Delph Farm	Delph Lane, Winwick, WA2 8RW	15.53	11.6475	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3176	Land N & S of Bank Street and Glazebrook Lane	Glazebrook, WA3 5BW	35.76	26.82	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3178	Reddish Lane	Lymm, WA13 9RP	7.17	5.3775	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3179	Land south of Grappenhall Heys	Broad Lane, Grappenhall, WA4 3HT	11.71	8.7825	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3300	Land at Statham	Lymm	31.97	28.773	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.

Appendix 2 – Constrained site list

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
3301	Land East of Heath Lane/North of Sandy Lane	Croft	1.15		Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3302	Heath Lane	Croft	0.66		Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3303	Land at 57A Cherry Lane	Lymm	0.34		Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3304	Land at Grange Mill House	Mill Lane, Walton	1.51		Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3305	Land at 21 Heath Lane	Croft	0.27		Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3306	Orford Fields	Orford Road, Padgate, WA2 7SS	0.51	0.46	Constrained	Inclusion within HSE natural gas pipeline consultation buffer. Designated urban greenspace. In addition, the site is considered unsuitable but residential development due to flood risk issues. Site to be reviewed on an annual basis.
3307	Riverside Industrial Park	Off Station Road, Penketh, WA5 2UL	1.04	0.94	Constrained	Inclusion within the Green Belt. In addition, the site is considered unsuitable but residential development due to flood risk issues. Site to be reviewed on an annual basis.
3308	Land at Massey Brook Farm	Lymm	30.15	22.61	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3310	Land adj Haresfield	Stockton Lane	0.67		Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3311	Land off Smithy Brow	Croft	4.18	3.135	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3312	Land south of Hatton Lane	Stretton	26.9	20.175	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3313	Land N & S of Bank Street and Glazebrook Lane	Glazebrook	37.09	27.8175	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3314	Land at Gullivers World	Shackleton Close, Westbrook	2.8	2.1	Constrained	Inclusion of part of site as Urban Green Space. In addition, the site is considered unsuitable but residential development due to existing use as overflow car park. Site to be reviewed on an annual basis.
3315	Land south of Lumber Lane	Burtonwood	10.1	7.575	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3316	Land off Massey Brook Lane	Lymm	2.66	1.995	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3317	Land north of Hall Lane	Stretton	0.49	0.441	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive

Appendix 2 – Constrained site list

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
						review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3318	Land north of Chester Road	Walton	32.04		Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3319	Cherry Hall Farm	Cherry Lane, Lymm	41.81	31.3575	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3320	Kenyon Railway Junction	Wilton Lane, Culcheth	2.78	2.085	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3321	Rixton Quarry	Chapel Lane, Hollins Green	6.57	4.9275	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3322	Land at Dukinfield Farm	Glazebury	15.28	11.46	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3323	Land at White House Farm	Broad Lane, Grappenhall	25.58		Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3324	Land at Higher Lane	Lymm	0.94	0.705	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3325	Site adjacent Fiddle 1 th Bag	Alder Lane, Burtonwood	0.85	0.6375	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3326	Land at Lady Lane	Croft	3.69	2.7675	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3327	Land at Top Farm	Broomedge, Lymm	18.29	13.7175	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3328	Land at Nook Farm	Arley Road, Appleton Thorn	0.56		Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3329	Land off Birchbrook Road (No.19)	Lymm	0.34	0.255	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3330	Land at Barondale Grange	Stockport Road, Lymm	1.37		Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.
3331	Land south of Rushgreen Road (East Site)	Lymm	4.29	3.22	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development. Whilst, the site could be

Appendix 3

Appendix 3 Density and Net
Developable Area Testing

Appendix 3: Density and Net Developable Area - Recent Development of SHLAA sites in Warrington (in excess of 10 dwellings)

SHLAA Ref	Site	Ward	GF or PDL	Gross Site Size (Ha)	Total Dwellings	Gross Density (per Ha)	Net Site Size Equivalent to SHLAA Assessment (Ha)	Estimated Net Density based on SHLAA Assumption (per Ha)	Additional Information
121	New World Ltd, New World House, Thelwall Lane, Warrington, WA4 1NL	LE	PDL	13.91	424	31	10.43 (75% scenario)	41	Gross site area includes large POS / SUDs and an existing social club which was retained, together with all internal roads, rear parking courts, etc. Development is a mix of detached, semi-detached, mews houses and apartments.
538	Land off Sandy La, Oughtrington	LYM	PDL	0.25	14	56	0.25 (100% scenario)	56	Gross site area reflects curtilage of dwellings only. Development is three blocks of mews houses.
581	Brittannia Wire Works, Bewsey Road	BWX	PDL	8.00	341	43	6.00 (75% scenario)	57	Gross site area includes significant central POS and additional landscape buffer / greenway to railway line, together with all internal roads, rear parking courts, etc. Development is predominantly mews houses supplemented by detached and semi-detached houses and apartments.
614	Land at Longbutt Lane/Oughtrington Lane, Lymm	LYM	G	5.96	214	36	4.47 (75% scenario)	48	Gross site area includes significant POS to centre and western sections of site, plus sub-station, all internal roads, rear parking courts, etc. Development is a mix of detached, semi-detached and mews houses, supplemented by apartments.
1092	Farrell Street South	F&H	PDL	7.08	368	52	5.31 (75% scenario)	69	Gross site area includes POS, sub-station, all internal roads, rear parking courts, etc. Development is a mix of detached, semi-detached and mews houses, supplemented by apartments.
1211	Former Christadelphian Hall, Junction of Museum Street and Winmarleigh Street, Warrington	BWX	PDL	0.06	20	333	0.06 (100% scenario)	333	Gross site area includes rear parking area only. Development is a conversion of an existing building to residential departments.
1249	George Howard Scrap Yard Ltd, 94 Folly Lane, Warrington, WA5 0NG	BWX	PDL	1.33	80	60	1.20 (90% scenario)	67	Gross site area includes access roads and parking areas only. Development is a mix of semi-detached and mews houses, supplemented by apartments.
1262	Land at Western end of Greenalls Avenue, Latchford, Warrington	LW	PDL	0.67	45	67	0.60 (90% scenario)	75	Gross site area includes internal road and parking area only. Development comprises mews houses and an apartment block in a waterfront location.
1235	Marsden Vanplan Ltd, Longshaw Street, Warrington, WA5 0DF	BWX	PDL	1.75	100	57	1.58 (90% scenario)	63	Gross site area includes internal road, parking areas, central POS area and sub-station. Development is a mix of detached, semi-detached, mews houses and apartments.
1328	Land at Deans Lane, Thelwall, Warrington, WA4 2TN	G&T	PDL	1.04	10	10	0.94 (90% scenario)	11	Development is within the Green Belt and utilised the footprint of pre-existing buildings which were demolished to consolidate the site and retain openness of the wider curtilage. These circumstances account for the low density of development, due to the limited developable area.

SHLAA Ref	Site	Ward	GF or PDL	Gross Site Size (Ha)	Total Dwellings	Gross Density (per Ha)	Net Site Size Equivalent to SHLAA Assessment (Ha)	Estimated Net Density based on SHLAA Assumption (per Ha)	Additional Information
1411	Former timber planing mill off Chester Road, Lower Walton And Land To Immediate South Of, Landseer Avenue And, Cranborne Avenue, Warrington	LW	PDL	9.73	250	26	7.30 (75% scenario)	34	Gross site area includes the creation of Watersmeet Linear Park - approximately 6 ha of landscaping, watercourse and POS / TPT which does not form part of the developable area for residential (remaining 3.73 ha). Consequently the actual density of the net developable area is approximately 67 dph, inclusive of internal roads, parking areas and sub-station. Development comprises a mix of detached, semi-detached and mews houses, supplemented by apartments.
1424	Manor Lock, Junction Of Westy Lane / Grange Avenue, Warrington	LE	PDL	0.21	18	86	0.21 (100% scenario)	86	Gross site area includes rear parking area and small amenity space only. Development comprises a block of mews houses, supplemented by apartments in the centre.
1439	Saxon Park East, Liverpool Road, WARRINGTON	BWX	PDL	2.40	75	31	1.80 (75% scenario)	42	Gross site area includes landscaping / POS, internal access roads and retained through route to commercial premises. Development is in a waterfront location comprising a mix of semi-detached and mews houses, together with apartment blocks.
1440	G & J Greenalls Site, South Of Loushers Lane, WARRINGTON	LW	PDL	4.78	125	26	3.59 (75% scenario)	35	Gross site area includes landscaping / POS and internal access roads. Development is within an irregular shaped linear plot comprising predominantly detached houses, supplemented by a small pocket of semi-detached and mews houses.
1451	Cantilever Gardens, Station Road, Warrington, WA4 2GU	LE	PDL	0.20	14	70	0.20 (100% scenario)	70	Gross site area includes only a parking court. Development is within a narrow linear plot and comprises two detached dwellings and an apartment block.
1709	Land at Marsh House Lane, Marsh House Lane, Warrington, WA1 3QU	F&H	PDL	1.79	108	60	1.61 (90% scenario)	67	Gross site area includes internal access roads and parking courts. Development is within an irregular wedge shaped plot and comprises a mix of semi-detached and mews houses, together with an apartment block.
1792	Former HMS Gosling, Lady Lane, Croft, Warrington, WA3 7AY	CGC	PDL	8.60	25	3	6.45 (75% scenario)	4	Development is within the Green Belt and utilised the footprint of pre-existing buildings which were demolished to consolidate the site and retain openness of the wider curtilage. These circumstances account for the low density of development of detached houses and also due to the limited developable area (approximately 20% of the gross site area of 1.74 ha - 14 dph) which includes internal roads, sub-station, foul pumps and localised POS. Wider gross area of the site includes retention of existing woodland and creation of wildflower meadow and woodland walk through addition of footpaths, and a SUDs pond.

SHLAA Ref	Site	Ward	GF or PDL	Gross Site Size (Ha)	Total Dwellings	Gross Density (per Ha)	Net Site Size Equivalent to SHLAA Assessment (Ha)	Estimated Net Density based on SHLAA Assumption (per Ha)	Additional Information
1814	Land adjoining the Farmers Arms, Rushgreen Road, Lymm, Warrington	LYM	PDL	0.30	10	33	0.30 (100% scenario)	33	Gross site area includes internal access road and landscaping / POS fronting Rushgreen Road. Development comprises mews houses.
1864	Eagle Ottawa Warrington Ltd, Thelwall Lane, Warrington, WA4 1NQ	LE	PDL	1.68	92	55	1.51 (90% scenario)	61	Gross site area includes internal access roads and substation. Development comprises predominantly mews houses, supplemented by two apartment blocks.
1877	Land to the rear of, Tesco Extra, Manchester Road, Warrington, WA1 3NJ	F&H	PDL	0.30	12	40	0.30 (100% scenario)	40	Gross site area includes access road from Manchester Road to backland site, surface parking and accommodates watercourse on southern fringe. Development comprises two apartment blocks.
2005	106-112, Church Lane, Culcheth, WARRINGTON, WA3 5DJ	CGC	PDL	0.27	10	37	0.27 (100% scenario)	37	Gross site area includes internal access roads. Development comprises semi-detached and mews houses.
2014	Hamnett Court, Birchwood, Warrington, WA3 7PN	BIR	PDL	0.73	70	96	0.66 (90% scenario)	106	Gross site area includes access road and surface parking. Development comprises a conversion of existing building to apartment style development.
2148	Sealand Close, Fearnhead, Warrington, WA2 0US	PN	PDL	0.42	10	24	0.38 (90% scenario)	26	Gross site area includes access road and landscaping. Development is within a linear cul-de-sac arrangement comprising large semi-detached bungalows with irregular plot sizes due to site shape. Single storey nature of the dwellings results in a larger individual footprint thereby reducing the overall density.
2150	Land at the junction of Egerton Street / Farrell Street, Howley, Warrington	F&H	PDL	0.22	23	105	0.22 (100% scenario)	105	Gross site area includes parking court and landscaped frontage. Development comprises mews houses and apartments.
2203	Booths Hill House, Booths Hill Close, Lymm, Warrington, WA13 0DW	LYM	PDL	0.29	38	131	0.29 (100% scenario)	131	Gross site area includes parking court, landscaping and sub station. Development comprises apartments.
2254	56 Bewsey Street, Warrington, WA2 7JE	BWX	PDL	0.05	11	220	0.05 (100% scenario)	200	Gross site area reflects existing building and its curtilage only. Development comprises conversion of existing building to apartments.
2275	Former G&J Greenall Offices, China Lane/Wilderspool Causeway, Warrington, WA4 6PX	LW	PDL	0.30	14	47	0.30 (100% scenario)	47	Gross site area includes parking court and landscaped area. Development comprises predominantly mews houses with a single semi-detached pair of dwellings.
2410	10-12, Winmarleigh Street, Bewsey and Whitecross, Warrington, WA1 1NB	BWX	PDL	0.03	10	333	0.03 (100% scenario)	333	Gross site area reflects existing building and its curtilage only. Development comprises conversion of existing building to apartments.

SHLAA Ref	Site	Ward	GF or PDL	Gross Site Size (Ha)	Total Dwellings	Gross Density (per Ha)	Net Site Size Equivalent to SHLAA Assessment (Ha)	Estimated Net Density based on SHLAA Assumption (per Ha)	Additional Information
2449	Land adjacent to Riversdale, Woolston	R&W	PDL	0.42	10	24	0.38 (90% scenario)	26	Gross site area includes access road and landscaping / POS. Development is within a broadly wedge shaped cul-de-sac arrangement comprising detached dwellings – narrow width of the northern section reduces the site density.
2453	The Hermit Inn, Golborne Road, Winwick, Warrington, WA2 8SN	B&W	PDL	0.62	13	21	0.56 (90% scenario)	23	Gross site area includes access road in a cul-de-sac arrangement. Development is within a rectangular plot comprising large detached houses within varying size plots - four properties at the back of the site have substantial rear gardens presumably due to the layout of the site.
2522	G & J Greenalls Site (Elderly Phase), South of Loushers Lane, Warrington	LW	PDL	0.60	18	30	0.54 (90% scenario)	33	Gross site area includes an adjoining care home, access road, parking area and landscaping. Development is within a single apartment block.
2531	Former Horizon Centre, Loushers Lane, Warrington	LE	PDL	0.50	15	30	0.45 (90% scenario)	33	Gross site area includes access road and small landscaped area to the frontage. Development comprises detached dwellings.

Chapelford – Strategic Site Analysis

SHLAA Ref	Site	Ward	GF or PDL	Total Dwellings	Site Size (Ha)	Net Developable Area Density (per Ha)	Additional Information
487.10	Phase 10a - Chapelford Urban Village	WH	PDL	89	0.52	171	Development of high density three and four bed dwellings - site area includes access roads.
487.11	Phase 11 - Chapelford Urban Village	WH	PDL	51	1.46	35	Development of standard density of range of detached and mews houses - site area includes access roads.
487.12	Phase 12 - Chapelford Urban Village	WH	PDL	68	1.90	36	Development of standard density of range of detached and mews houses – site area includes access roads, rear parking courts, fringe landscaping and small POS.
487.13	Phase 13a - Chapelford Urban Village	WH	PDL	39	1.18	33	Development of standard density of range of detached and mews houses – site area includes access roads, rear parking courts and fringe landscaping.
487.131	Phase 13b - Chapelford Urban Village	WH	PDL	74	1.52	49	Development of mix of apartments, detached and mews houses - site area includes access roads, rear parking courts and sub-station.
487.14	Phase 14 - Chapelford Urban Village	WH	PDL	34	1.61	21	Development includes standard density of detached and mews houses, together with access roads, landscaping and POS, SUDs / pond and a watercourse.
487.16	Phase 16a - Chapelford Urban Village	WH	PDL	28	2.57	11	Development of medium and low density housing to fit a linear area on the boundary of the site. Site area includes access roads and part of the landscaping greenway for a main access road.
487.161	Phase 16b - Chapelford Urban Village	WH	PDL	56	2.51	22	Development of medium and low density housing to fit the boundary of the site. Site area includes access roads, part of the landscaping greenway for a main access road and small area of POS.
487.17	Phase 17 - Chapelford Urban Village	WH	PDL	93	0.73	127	Development of apartments - site area includes access road, landscaping and surface car parking.
487.18	Phase 18 - Chapelford Urban Village	WH	PDL	38	0.37	103	Development of mix of apartments and mews houses, together with access roads, parking courts and sub-station.
487F	Phase 1 – Chapelford Urban Village	WH	PDL	210	7.24	29	Development of mix of apartments, detached, semi-detached and mews houses, together with access roads, parking courts, landscaping and multiple POS.
487K	Phase 2 - Chapelford Urban Village	WH	PDL	161	3.90	41	Development of mix of apartments, detached, semi-detached and mews houses, together with access roads, parking courts, landscaping and multiple POS.
487D	Phase 2a - Chapelford Urban Village	WH	PDL	76	1.74	44	Development of mix of apartments, detached and mews houses, together with access roads, parking courts, landscaping and POS.
487I	Phase 2b - Chapelford Urban Village	WH	PDL	147	2.61	56	Development of mix of apartments and mews houses, together with access roads, parking courts, landscaping and POS.
487H	Phase 3 - Chapelford Urban Village	WH	PDL	79	2.96	27	Total site area (5.26 ha) includes two significant areas of public open space outside of the site and internal POS. Net developable area displayed is the 56% of the total area after this is removed, comprising a mix of detached and mews houses and access roads.

SHLAA Ref	Site	Ward	GF or PDL	Total Dwellings	Site Size (Ha)	Net Developable Area Density (per Ha)	Additional Information
487.4	Phase 4 - Chapelford Urban Village	WH	PDL	120	4.78	25	Development of a mix of detached, semi-detached and mews houses. Site area includes access roads, parking courts, greenway landscaping and various POS.
487J	Phase 5 - Chapelford Urban Village	WH	PDL	68	1.85	37	Development of apartments and detached houses. Site area includes access roads, rear parking courts, landscaping and POS.
487.6	Phase 6 - Chapelford Urban Village	WH	PDL	127	5.46	23	Development of medium and low density housing to fit the boundary of the site. Site area includes access roads, rear parking courts, part of the landscaping greenway, significant POS and a health centre.
487.7	Phase 7 - Chapelford Urban Village	WH	PDL	71	2.30	31	Development includes standard density of detached, semi-detached and mews houses, together with access roads, rear parking courts, landscaping and multiple areas of POS.
487.8	Phase 8a - Chapelford Urban Village	WH	PDL	123	4.90	25	Development includes standard density of detached, semi-detached and mews houses, together with access roads, rear parking courts, landscaping and multiple areas of POS.
487.81	Phase 8b - Chapelford Urban Village	WH	PDL	71	1.70	42	Development includes a mix of detached and mews houses. Site area includes access roads, rear parking courts and POS.
487.9	Phase 9a - Chapelford Urban Village	WH	PDL	45	1.22	37	Development includes a mix of detached, semi-detached and mews houses. Site area includes access roads, rear parking courts and POS.
487.91	Phase 9b - Chapelford Urban Village	WH	PDL	57	1.70	34	Development includes a mix of detached and mews houses. Site area includes access roads and rear parking courts.
				1925	56.73	34	

	Hectares	%
Gross site area	98.50	
Net developable area (including remaining undeveloped plot of 6.88 Ha)	63.61	65
Infrastructure - strategic POS, landscaping, arterial highways, village centre, rail station, etc	34.89	35

Appendix 4

High Density Development Justification

Appendix 4: High Density Development (Town Centre/Inner Warrington)

App Reference	Site Name	Description/ No units	Site Area (ha)	Density (dph)
Town Centre - Approved schemes				
A00/41897	Former Post Office, Palmyra Square Nth, Warrington, WA1 1BB	Redevelopment comprising 49 apartments (5 Storeys).	0.19	258
2004/04708	Cheshire Lines Warehouse, Winwick Street, Warrington	Redevelopment comprising 222 apartments (7 blocks).	1.43	155
2017/31394	Land at Winwick Street / John Street, Warrington, WA2 7UB	8 storey building comprising 362 apartments and 593m2 of commercial floorspace together with communal facilities.	0.94	385
2018/32301	107, Sankey Street, Former Warrington Baptist Church, Warrington, WA1 1NN	Redevelopment comprising 18 apartments for supported living with office.	0.12	150
2005/06460	Former Christadelphian Hall, Museum Street, Warrington, WA1 1YJ	Redevelopment of 20 apartments (4/5 storeys)	0.06	333
2003/00422	Bovey Court, St Austins Lane, Warrington, WA1 1HE	Redevelopment of 21 apartments (3 storeys)	0.15	140
2016/28080	78, Bridge Street, Warrington, WA1 2RF	Conversion of ground floor to A3/A4 and upper floors to 8 apartments	0.025	320
2016/27808	Former Club Wired, Mersey Street,	Conversion of two-storey building to 10	0.035	285

	Warrington, WA1 2BP	apartments.		
2017/31148	Former Skate Academy, Academy Street, Warrington, WA1 2NP	Redevelopment of 144 apartments (7/8 storeys).	0.42	343
2017/31836	Formerly Town Hill Chambers, 1, Town Hill, Warrington, WA1 2NQ	Redevelopment of 24 apartments (4 storey).	0.06	400
Average			2769/10	277 (275 rounded)
Inner Warrington – Approved Schemes				
A02/45390	Oxford Court, Fairfield Street, Off Manchester Road, Warrington, WA1 3GF	Redevelopment of 30 apartments (3 storeys)	0.23	130
2003/00110	Site at junction of Wilderspool Causeway and Gainsborough Road, Warrington, WA4 6QA	Redevelopment of 108 apartments (four storeys)	0.97	111
2003/00888	Raddon Court (The Old Quays), Knutsford Road, Warrington, WA4 1JE	Redevelopment of 60 apartments (three storeys)	0.53	113
2003/01466	Parkgate Court, Wilderspool Causeway, Warrington, WA4 6QP	Redevelopment of 36 apartments (four storeys)	0.22	164
2003/01952	Egremont Court, Wilderspool Causeway, Warrington, WA4 6QP	Redevelopment of 46 apartments (four storeys).	0.48	96
2003/00248	Bevan Court, Chester Road, Warrington,	Redevelopment of 46 apartments	0.27	170

	WA4 6AD	(four storeys).		
2004/02318	Cherry Court Orchard Street, Warrington, WA1 2TE	Redevelopment of 36 apartments (4 storeys).	0.25	144
2004/04417	Dutton Court, Mersey Street, Warrington, WA1 2BE	Redevelopment of 64 apartments (4 storeys).	0.47	136
2004/04685 and 2007/11860	Cantilever Gdns, Station Road, Latchford, WA4 2GU	Redevelopment of 70 +12 apartments and 2 bungalows (84 units)	0.65	129
2006/08021	Birchwood Court, Church Street, Warrington, WA1 2SX	Redevelopment of 16 apartments (3 storeys).	0.17	94
Average			1287/10	129 (130 rounded)
In Planning				
2018/31871	Former A J Beer and Co Timber Yard Site, Station Road, Latchford, Warrington, WA4 2AD	Redevelopment comprising three 5-storey apartment blocks creating 189 apartments.	1.5	126
2018/32767	Former Vicarage, Palmyra Square Nth, Warrington, WA1 1JN	Redevelopment of 34 apartments (9 storeys)	0.06	566

Average Density – Town Centre – 275 dph

Average Density – Inner Warrington – 130 dph

Appendix 5

Sample Site Lead-In Times

Appendix 5: Sample Site Lead-in Times

Permission Type	SHLAA Ref	Application Ref	Site	Ward	GF or PDL	Site Size (Ha)	Total Dwellings	Gross Density (per Ha)	Month PA Received	Lead in to 1 st Completion (PA Received)	Month PP Granted	Lead in to 1st Completion (PP Granted)	Total Duration to Complete (From PA Received)	Landowner / Developer
FP	261	2013/22269	KW8 N Tourney Green	WB	PDL	2.78	99	36	Aug-13	1 year 3 months (Dec-14)	Nov-13	1 year 1 month (Dec-14)	3 years 5 months (Aug-13 to Jan 2017)	HCA / Miller Homes
FP	487.12	2010/16997	Phase 12 - Chapelford Urban Village	WH	PDL	1.90	68	36	Aug-10	1 year 9 months (May 12)	Oct-10	1 year 7 months (May-12)	3 years 3 months (Aug-10 to Dec-13)	Barratt Homes
RM	487.131	2012/20461	Phase 13b - Chapelford Urban Village	WH	PDL	1.50	74	49	Aug-12	9 months (May 13)	Sept-12	8 months (May-13)	2 years 2 months (Aug-12 to Jun-14)	David Wilson Homes
RM	487.17	2012/19851	Phase 17 - Chapelford Urban Village	WH	PDL	0.94	93	98	Apr-12	4 months (Aug-12)	May-12	3 months (Aug-12)	3 years (Apr-12 to Apr-15)	David Wilson Homes
RM	487.19	2013/21762	Phase 19, Chapelford Urban Village	WH	PDL	0.81	17	21	May-13	1 year 7 months (Dec-14)	Jun-13	1 year 6 months (Dec-14)	1 years 10 months (May-13 to Mar-15)	David Wilson Homes
OUT RM	1092	2003/00831 & 2009/15420	Farrell Street South	F&H	PDL	7.08	315	44	Jul-03 (OUT) Oct-09 (RM)	OUT - 8 years 5 months (Dec-11) RM - 2 years 2 months (Dec-11)	Nov-06 (OUT) Jan-10 (RM)	OUT - 5 years 1 month (Dec-11) RM - 1 year 11 months (Dec-11)	OUT - 12 years 6 months (Jul-03 to Jan-16) RM - 6 years 3 months (Jul-03 to Jan-16)	Persimmon Homes
OUT RM	1201	2004/02824 & 2007/11944	New World Ltd, New World House, Thelwall Lane, Warrington, WA4 1NL	LE	PDL	13.91	424	30	Apr-04 (OUT) Nov-07 (RM)	OUT - 4 years 8 months (Dec-08) RM - 1 year 1 month (Dec-08)	Jul-05 (OUT) Apr-08 (RM)	OUT - 3 years 5 months (Dec-08) RM - 8 months (Dec-08)	Not yet complete	Morris Homes
FP	1249	2011/17700	George Howard Scrap Yard Ltd, 94 Folly Lane, Warrington, WA5 0NG	B&W	PDL	1.33	80	60	Feb-11	3 years 2 months (Apr-14)	Apr-11	3 years (Apr-14)	4 years 1 month (Feb-11 to Mar-15)	Harbour Construction
FP	1262	2010/16177	Land at Western end of Greenalls Avenue, Latchford, WA4 6RJ	LW	PDL	0.67	45	67	Mar-10	4 years 4 months (Jul-14)	Sept-11	2 years 10 months (Jul-14)	4 years 4 months (Mar-10 to Jul-14)	Cruden Construction

Permission Type	SHLAA Ref	Application Ref	Site	Ward	GF or PDL	Site Size (Ha)	Total Dwellings	Gross Density (per Ha)	Month PA Received	Lead in to 1 st Completion (PA Received)	Month PP Granted	Lead in to 1st Completion (PP Granted)	Total Duration to Complete (From PA Received)	Landowner / Developer
OUT RM	1411	2007/10646 & 2008/13785 & 2012/19970	Former Timber Mill, Off Chester Road (Walton Locks), Landseer Ave and Cranborne Ave, Lower Walton, WA4 6ES	B&W	PDL	9.73	257	26	Jul-07 (OUT) Oct-08 (RM)	3 years (Jul-10) 1 years 9 months (Jul-10)	Sept-07 (OUT) Jan-09 (RM)	2 years 10 months (Jul-10) 1 years 6 months (Jul-10)	OUT - 9 years 3 months (Jul-07 to Oct-16) RM - 8 years (Oct-08 to Oct-16)	David Wilson Homes
FP*	1424	2009/14932	Manor Lock, Junction of Westy Lane / Grange Avenue, Westy, WA4 1QJ	LE	PDL	0.21	18	86	Jul-09	2 years 11 months (Jun-12)	Oct-09	2 years 8 months (Jun-12)	4 years 5 months (Jul-09 to Dec-13)	Muir Group
OUT RM	1440	2007/12085 & 2010/17151	G & J Greenalls Site, South Of Loushers Lane, Stockon Heath, WA4 6RX	LW	PDL	4.78	245	51	Dec-07 (OUT) Oct-10 (RM)	OUT - 4 years 10 months (Oct-12) RM - 2 years (Oct-12)	Feb-08 (OUT) Jan-11 (RM)	OUT - 4 years 8 months (Oct-12) RM - 1 year 9 months (Oct-12)	OUT - 7 years 7 months (Dec-07 to Jul-15) RM - 2 years 9 months (Oct-10 to Jul-15)	Bellway Homes
OUT RM	1643	2011/19313 & 2013/22541	Bruche former Police Training Centre, Off Greenway	PS	PDL	8.81	220	25	Dec-11 (OUT) Sept-13 (RM)	OUT - 3 years (Dec-14) RM - 1 year 2 months (Dec-14)	Jul-13 (OUT) Dec-13 (RM)	OUT - 1 year 4 months (Dec-14) RM - 1 year (Dec-14)	Not yet complete	Morris Homes
FP	1709	2012/21007	Land at Marsh House Lane, Fairfield, Warrington, WA1 3QU	F&H	PDL	1.79	108	60	Dec-12	8 months (Sept-13)	Mar-13	6 months (Sept-13)	1 year 3 months (Dec-12 to Mar-14)	Countryside Properties
FP	1711	2015/25136	Land at Church Street and Farrell Street, Warrington, WA1 2LD	F&H	PDL	1.56	106	68	Jan-15	9 months (Oct-15)	Mar-15	7 months (Oct-15)	1 year 9 months (Jan-15 to Oct-16)	Countryside Properties
FP	1756 (2816)	2012/20529	Land off Marsden Avenue, Latchford, WA4 1UB	LE	PDL	3.45	104	30	Aug-12	3 years 5 months (Jan-16)	Apr-15	9 months (Jan-16)	5 years 7 months (Aug 12 to Mar-18)	Local Developer
FP	1790	2014/24838	97 Buttermarket St, Warrington, WA1 2NL	B&W	PDL	0.07	10	143	Nov-14	2 year 4 months (Mar-17)	Feb-15	2 year 1 months (Mar-17)	2 years 4 months (Nov-14 to Mar-17)	Local Developer
FP	1814	2011/18631	Land adjoining the Farmers Arms, Rushgreen Road, Lymm, WA13 9RD	LYM	PDL	0.30	10	33	Jul-11	1 year 9 months (Apr-13)	Feb-12	1 year 2 months (Apr-13)	2 years (Jul-11 to Jul-13)	Harbour Construction

Permission Type	SHLAA Ref	Application Ref	Site	Ward	GF or PDL	Site Size (Ha)	Total Dwellings	Gross Density (per Ha)	Month PA Received	Lead in to 1 st Completion (PA Received)	Month PP Granted	Lead in to 1st Completion (PP Granted)	Total Duration to Complete (From PA Received)	Landowner / Developer
OUT RM	1825	2013/22322 & 2014/24762	Gemini 16, Land to the South of Westbrook Crescent, Warrington, WA5 8WD	WB	PDL	5.4	118	22	Aug-13 (OUT) Nov-14 (RM)	OUT - 2 years 5 months (Jan-16) RM - 1 year 2 months (Jan-16)	Nov-13 (OUT) Feb-15 (RM)	OUT - 2 years 2 months (Jan-16) RM – 11 months (Jan-16)	Not yet complete	Bloor Homes
RM	2134A	2016/27313 & 2017/30119	Lingley Mere - Phase 1	GSN	PDL	8.5	57		Jan-16 (OUT) Apr-17 (RM)	OUT - 2 years 3 months (Apr-18) RM - 1 year (Apr-18)	Oct-16 (OUT) Aug-17 (RM)	OUT - 1 years 6 months (Apr-18) RM – 8 month (Apr-18)	Not yet complete	Bloor Homes
RM	2135A	2015/26469 & 2017/29537	Omega Zone 6 Phase 1	GSN	PDL	6.36	200	31	Sep-15 (OUT) Jan-17 (RM)	OUT - 2 years 7 months (Apr-18) RM - 1 year 3 months (Apr-18)	Jun-16 (OUT) Apr-17 (RM)	OUT - 1 years 10 months (Apr-18) RM – 1 year (Apr-18)	Not yet complete	Miller Homes
FP	2150	2011/18876	Land at junction of Egerton St /Farrell St, Howley, WA1 2EL	F&H	PDL	0.22	23	105	Sept-11	1 year 8 months (May-13)	Dec-11	1 year 5 months (May-13)	2 years 1 month (Sept-11 to Oct-13)	Muir Group
FP	2164	2012/20578	Methodist Church, Barton Avenue, Stockton Heath, WA4 2LE	SH	PDL	0.13	2	15	Aug-12	1 year 3 months (Dec-13)	Jan-13	11 months (Dec-13)	1 year 3 months (Aug-12 to Dec-13)	Local Developer
FP	2198	2015/26262	Land at Harrison Square, Boulting Avenue, Warrington, WA5 0HQ	BWX	PDL	0.92	24	26	Sep-15	2 year 7 months (Apr-18)	Dec-15	2 year 4 months (Apr-18)	Not yet complete	Helena
FP	2275	2011/18845	Former G&J Greenall Offices, China Lane/Wilderspool Causeway, Stockton Heath, WA4 6PX	LW	PDL	0.30	14	46	Sept-11	1 year 10 months (Jul-13)	Jul-12	1 year (Jul-13)	2 years 6 months (Sept-11 to Mar-14)	Bellway Homes
FP	2449	2012/20626	Land adjacent to Riversdale, Woolston, WA1 4FT	R&W	PDL	0.50	10	11	Sept-12	1 year 7 months (Mar-14)	Mar-13	1 year (Mar-14)	1 year 10 months (Sept-12 to Jul-14)	David Wilson Homes
FP	2453	2012/20808	The Hermit Inn, Golborne Road, Winwick, Warrington, WA2 8SN	B&W	PDL	0.62	13	21	Oct-12	1 year 7 months (May-14)	Jul-13	10 months (May-14)	2 years 4 months (Oct-12 to Feb-15)	Bloor Homes
FP	2514		Red Barn Farm, Cliff Lane, Grappenhall & Thelwall, Warrington, WA4 2TS	Lym N&T		0.25	2	8	Apr-14	2 year 6 months (Oct-16)	Jun-14	2 year 3 months (Oct-16)	2 year 6 months (Apr-14 to Oct-16)	Local Developer

Permission Type	SHLAA Ref	Application Ref	Site	Ward	GF or PDL	Site Size (Ha)	Total Dwellings	Gross Density (per Ha)	Month PA Received	Lead in to 1 st Completion (PA Received)	Month PP Granted	Lead in to 1st Completion (PP Granted)	Total Duration to Complete (From PA Received)	Landowner / Developer
FP	2531	2013/22398	Former Horizon Centre, Loushers Lane, Latchford, WA4 2RF	LE	PDL	0.50	15	30	Sept-13	1 year 5 months (Feb-15)	Dec-13	1 year 2 months (Feb-15)	1 year 7 months (Sept-13 to Apr-15)	Bellway Homes
FP	2538	2013/22047	Fourways, Twiss Green Lane, Culcheth, WA3 4HX	CGC	PDL	0.16	7	44	Jun-13	1 year 10 months (Apr-15)	Sept-13	1 year 7 months (Apr-15)	1 year 10 months (Jun-13 to May-15)	Local Developer
FP	2544	2012/20617	70 Clarence Road, Grappenhall, Warrington, WA4 2PQ	G&T	PDL	0.04	2	50	Sep-12	2 years 7 months (Apr-15)	Aug-13 (On Appeal)	1 year 8 months (Apr-15)	2 years 7 months (Sep-12 to Apr-15)	Local Developer
FP	2580	2014/24573	Rhinewood Hotel, Glazebrook Lane, WA3 5BP	R&W	PDL	1.00	36	36	Sep-14	2 years 6 months (Mar-17)	Jun-15	1 year 9 months (Mar-17)	3 years 6 months (Mar-18)	Westby Homes
FP	2581	2015/26642	Willowpool Nurseries, Burford Lane, Lymm, Warrington, WA13 0SH	LYM S		2.02	13	6.4	Oct-15	2 years (Oct-17)	May-16	1 year 5 months (Oct-17)	Not yet complete	Local Developer
FP	2619	2014/23673	35-37, Wilson Patten Street, Warrington, WA1 1PG	B&W	PDL	0.02	12	600	Apr-14	1 year 5 months (Sept-15)	Aug-14	1 year 1 month (Sept-15)	1 year 5 months (Apr-14 to Sept-15)	Local Developer
FP	2621	2014/23879	47A Belmont Avenue, Latchford, WA4 1LY	LE	PDL	0.02	2	100	May-14	10 months (Mar-15)	Aug-14	7 months (Mar-15)	7 months (May-14 to Mar-15)	Local Developer
FP*	2655	2014/23050	Quadrant House, Church Street, Warrington, WA1 2ST	F&H	PDL	0.16	16	100	Feb-14	2 years 7 months (Sept-16)	Apr-14	2 years 5 months (Sept 2016)	2 years 5 months (Sept 2016)	Local Developer
PA*	2661	2015/25049	Empire Court, Museum Street, WA1 1HU	B&W	PDL	0.13	15	115	Jan-15	1 year 6 months (Jul-16)	Feb-15	1 year 5 months (Jul-16)	1 year 5 months (Jul-16)	Local Developer
PA*	2664	2013/22769	Kings Court (1 st /2 nd /3 rd floor), Scotland Road	B&W	PDL	0.05	32	640	Nov-13	4 years 2 months (Jan-18)	Jan-14	4 years (Jan-18)	4 years (Jan-18)	Local Developer
FP	2711	2015/26780	Farmers Arms PH, Rushgreen Road, Lymm, Warrington, WA13 9RD	LYM N&T	PDL	0.37	10	27	Nov-15	2 years 3 months (Jan-18)	Oct-16	1 year 3 months (Jan-18)	Not yet complete	Local Developer
FP*	3239	2017/31709	Anchor Court, Ford Street, Fairfield, Warrington, WA1 3RL	F&H	PDL	0.26	2	7.7	Dec-17	4 months (Apr-18)	Jan-18	3 months (Apr-18)	4 months	Local Developer

*Apartment schemes

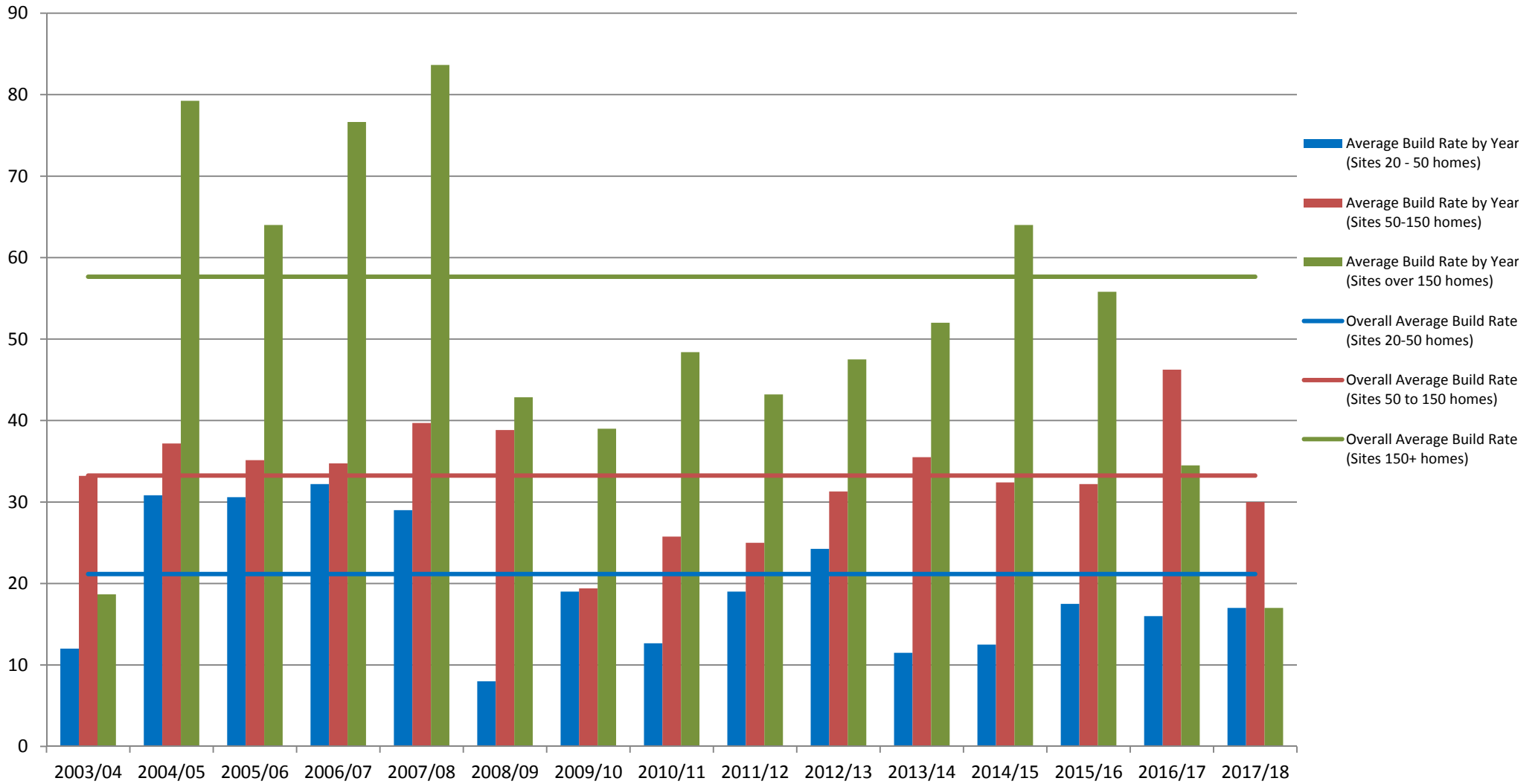
Appendix 6

Build Rates Analysis

Appendix 6: Warrington Annual Average Build Rate Analysis

Year	Completions within sites with capacity of 20-50 homes	Number of sites	Average Build Rate by Year (Sites 20 - 50 homes)	Completions within sites with capacity of 50-150 homes	Number of sites	Average Build Rate by Year (Sites 50-150 homes)	Completions within sites with capacity of over 150 homes	Number of sites	Average Build Rate by Year (Sites over 150 homes)
2003/04	36	3	12	465	14	33	56	3	19
2004/05	185	6	31	409	11	37	317	4	79
2005/06	153	5	31	492	14	35	512	8	64
2006/07	161	5	32	278	8	35	843	11	77
2007/08	232	8	29	397	10	40	920	11	84
2008/09	24	3	8	233	6	39	300	7	43
2009/10	38	2	19	97	5	19	195	5	39
2010/11	38	3	13	206	8	26	242	5	48
2011/12	76	4	19	250	10	25	216	5	43
2012/13	97	4	24	313	10	31	190	4	48
2013/14	69	6	12	355	10	36	156	3	52
2014/15	50	4	13	162	5	32	320	5	64
2015/16	70	4	18	161	5	32	279	5	56
2016/17	32	2	16	185	4	46	138	4	35
2017/18	52	3	17	152	5	30	33	2	17
Total	1313	62		4,155	125		4,717	82	
Average build rate (2003/04 - 2017/18)			21.18			33.24			57.52

Warrington Annual and Cumulative Average Build Rates (2003/04 - 2017/18)



Appendix 7

Housing Completions 2017-2018

Appendix 7: Housing Completions 2017-2018

SHLAA Ref	Site Details	Ward	Site Area (Ha)	Application Reference	GF/PDL	Net Capacity	Number of completions to date	Number of units under construction	Number of units not yet started	2017/18	Form of completion
1091	Manchester Ship Canal - Mineral Railway, Thelwall La, Latchford	Latchford East	2.54	2006/08928	PDL	122	122			24	New Build
1265	Former Garage Site, Ford Street, Fairfield And Howley, Warrington, Wa1 3Qh	Fairfield & Howley	0.07	2016/27589	PDL	4	4			4	New Build
1412	Land At Dawson House, Liverpool Road, Great Sankey, Warrington	Great Sankey North & Whittle Hall	5.78	2011/18949	PDL	140	13	7	120	13	New Build
1517	Former Ship Inn And Adjoining Land, Chester Road, Walton, Warrington, Wa4 6En	Stockton Heath	1.36	2014/23334	PDL	13	13			1	New Build
1643	Police Training Centre, Greenway, Poulton-With-Fearnhead, Warrington, Wa1 3Eg	Poulton South	8.75	2011/19313	PDL	220	175		45	18	New Build
1756	Land Off Marsden Avenue, Latchford, Warrington, Wa4 1Ub	Latchford East	3.4	2012/20529	PDL	104	104			57	New Build
1761	355, Padgate Lane, Warrington, Wa1 3Dx	Poulton South	0.03	2012/20576	PDL	1	1			1	Change of Use
1825	Gemini 16, Land To The South Of Westbrook Crescent, Warrington	Westbrook	5.50	2013/22322	PDL	118	117	1		59	New Build
1881	Vacant Land Adjacent To 49 & 51, Orford Green, Warrington, Cheshire, Wa2 8Pj	Orford	0.04	2013/22641	PDL	2	2			1	New Build
2030	Land Between The Methodist Church And 280 Warrington Road, Glazebury, Warrington, Wa3 5Lg	Culcheth, Glazebury & Croft	0.13	2008/13146	PDL	5	3		3	2	New Build
2119	Wet Gate Lane Farm, Wet Gate Lane, Lymm, Wa13 9Sn	Lymm North & Thelwall	3.33	2015/26070	PDL	1	1			1	Change of Use
2134	Lingley Mere - Phase 1	Great Sankey North & Whittle Hall	2	2017/30119	PDL	57	2	10	45	2	New Build
2135	Omega Zone 6 (Phase 1)	Great Sankey North & Whittle Hall	6.36	2017/29537	PDL	200	15	37	148	15	New Build
2160	Land Between Cedarfield Road And Farmers Arms, Lymm, Warrington	Lymm North & Thelwall	0.21	2015/26200	PDL	7	7			7	New Build
2198	Land At Harrison Square, Boulting Avenue, Warrington, Wa5 0Hq	Bewsey & Whitecross	0.92	2015/26262	PDL	24	11	5	8	11	New Build
2229	57 Cherry Lane, Lymm, Warrington, Wa13 0Nu	Lymm South	0.22	2010/15756	PDL	1	1			1	New Build
2484	Formerly, Lloyds Bank Plc, 1, Town Hill, Bewsey & Whitecross, Warrington, Wa1 2Nq	Bewsey & Whitecross	0.06	2014/24295	PDL	2	2			2	Change of Use
2504	Land To The Rear Of Holly House, Ivy House Farm, Burtonwood Road, Warrington, Wa5 3An	Chapelford & Old Hall	0.07	2016/28908	PDL	2	1	1		1	New Build
2515	Glaziers Lane Farm, Glaziers Lane, Warrington, Wa3 4Ah	Culcheth, Glazebury & Croft	0.20	2013/21776	PDL	1	1			1	Change of Use
2521	Land To The Rear Of The Foxes, Firs Lane Appleton Warrington Wa4 5Ld	Appleton	0.40	2013/21920	GF	1	1			1	New Build
2542	2, Maythorn Avenue, Warrington, Wa3 7Hp	Culcheth, Glazebury & Croft	0.05	2013/22487	PDL	2	2			2	New Build
2580	The Rhinewood Country House Hotel, Glazebrook Lane, Warrington, Wa3 5Bb	Rixton & Woolston	1.00	2014/24573	PDL	36	36			9	New Build
2581	Willowpool Nurseries And Garden Centre, Burford Lane, Lymm, Warrington, Wa13 0Sh	Lymm South	2.02	2015/26642	PDL	13	8		5	8	New Build
2587	Land Adjacent And Behind 36, Common Lane	Culcheth, Glazebury & Croft	0.12	2014/25011	PDL	2	2			2	New Build
2611	33-35, Birchbrook Road, Lymm, Warrington, Wa13 9Sa	Lymm North & Thelwall	0.23	2014/23512	PDL	2	2			1	New Build
2612	238, Higher Lane, Lymm, Warrington, Wa13 0Rj	Lymm South	0.12	2014/23607	PDL	1	1			1	New Build
2614	Red Barn Farm, Cliff Lane, Grappenhall & Thelwall, Warrington, Wa4 2Ts	Lymm North & Thelwall	0.25	2014/23709	PDL	2	2			2	Change of Use
2624	Savoury Butchers, 6, Reynolds Street, Warrington, Wa4 1Pp	Latchford East	0.01	2014/24103	PDL	1	1			1	Change of Use
2625	Site Adjacent To 42 Chapel Road, Penketh, Warrington, Wa5 2Np	Penketh & Cuedley	0.01	2014/24156	PDL	1	1			1	New Build
2632	Heath Lodge, Green Lane, Poulton-With-Fearnhead, Warrington, Wa1 4Ja	Poulton South	0.10	2014/24550	PDL	1	1			1	Change of Use

Appendix 7: Housing Completions 2017-2018

SHLAA Ref	Site Details	Ward	Site Area (Ha)	Application Reference	GF/PDL	Net Capacity	Number of completions to date	Number of units under construction	Number of units not yet started	2017/18	Form of completion
2643	375, Old Liverpool Road, Bewsey & Whitecross, Warrington, Wa5 1Eb	Great Sankey South	0.01	2014/23976	PDL	2	2			2	Conversion
2644	14, Lynton Close, Penketh, Warrington, Wa5 2Qb	Penketh & Cuerdley	0.01	2014/24764	PDL	1	1			1	New Build
2645	84, Ackers Road, Stockton Heath, Warrington, Wa4 2Ea	Grappenhall	0.1	2014/24832	PDL	1	1			1	New Build
2654	Warrington Borough Council, 320, Manchester Road, Woolston, Warrington, Wa1 4Pu	Rixton & Woolston	0.14	2013/21358	PDL	3	3			1	New Build
2664	1st, 2nd and 3rd Floor Kings Court	Bewsey & Whitecross		2013/22769	PDL	32	32			26	Change of Use
2664	Kings Court 5, Scotland Road	Bewsey & Whitecross	0.29	2017/29933	PDL	4	4			4	Change of Use
2665	2-8 Henry Street	Bewsey & Whitecross	0.06	2013/22683	PDL	4	4			4	Change of Use
2818	117, Lovely Lane, Bewsey And Whitecross, Warrington, Wa5 1Tz	Bewsey & Whitecross	0.01	2015/25408	PDL	2	2			2	Conversion
2829	Stable / Laundry Outbuilding, Lymm Hall, Rectory Lane, Lymm, Warrington, Wa13 0Aj	Lymm South	0.13	2015/25202	PDL	1	1			1	Change of Use
2837	23, Poachers Lane, Latchford, Warrington, Wa4 1Tp	Latchford East	0.04	2015/25850	PDL	4	4			4	Change of Use
2852	Undeveloped Site, Land Off Richmond Avenue, Thelwall, Warrington	Grappenhall	0.23	2015/26187	PDL	4	4			4	New Build
2854	80, Vermont Close, Great Sankey, Warrington, Wa5 8Wx	Chapelford & Old Hall	0.02	2015/26473	PDL	1	1			1	New Build
2858	552, Manchester Road, Warrington, Wa1 3Ua	Rixton & Woolston	0.06	2015/26644	PDL	2	2			2	New Build
2863	Sandycroft, Brook Lane, Warrington, Wa3 6Dt	Rixton & Woolston	0.07	2015/26572	PDL	2	2			2	Change of Use
2865	8, Grammar School Road, Lymm, Warrington, Wa13 0Bq	Lymm South	0.06	2015/26798	PDL	1	1			1	New Build
2867	Land Adjacent To, 127, Twiss Green Lane, Culcheth And Glazebury, Warrington, Wa3 4Hx	Culcheth, Glazebury & Croft	0.1	2015/26843	PDL	1	1		1	1	New Build
2869	Chapel Brow Farm, Liverpool Road, Great Sankey, Warrington, Wa5 1Re	Great Sankey North & Whittle Hall	0.23	2015/26921	PDL	5	5			2	New Build
2878	Cuerdon Cottage, Cuerdon Drive, Grappenhall And Thelwall, Warrington, Wa4 3Ju	Lymm North & Thelwall	0.03	2016/27340	PDL	1	1			1	New Build
3000	4A, Cop Holt Cottage, Newton Road, Winwick, Warrington, Wa2 8Sf	Burtonwood & Winwick	0.06	2015/27174	PDL	1	1			1	New Build
3001	35/36, Armstrong Close, Birchwood, Warrington, Wa3 6Dh	Birchwood	0.03	2016/27327	PDL	1	1			1	New Build
3007	21, Field Lane, Appleton, Warrington, Wa4 5Jr	Appleton	0.23	2016/27861	PDL	1	1			1	Change of Use
3008	Land To The North Of, 49, Brookfield Road, Culcheth, Warrington, Wa3 4Pa	Culcheth, Glazebury & Croft	0.06	2016/27957	PDL	1	1			1	New Build
3011	Hope Farm, Warrington Road, Risley, Wa3 6Bg	Culcheth, Glazebury & Croft	0.19	2016/28256	PDL	1	1			1	Change of Use
3017	11, CAMBRIDGE GARDENS, APPLETON, WARRINGTON, WA4 5JW	Appleton	0.06	2016/28298	PDL	1	1			1	New Build
3021	Unit 4, Osnath Works, Lythgoes Lane, Warrington, Wa2 7Xe	Fairfield & Howley	0.04	2016/27267	PDL	13	13			13	Change of Use
3025	78, BRIDGE STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 2RF	Bewsey & Whitecross	0.03	2016/28080	PDL	8	8			8	Change of Use
3026	Land to the rear of, 59, Booths Hill Road, Lymm, Warrington, WA13 0DN	Lymm South	0.09	2016/27994	PDL	1	1			1	New Build
3027	49, MUSEUM STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1LD	Bewsey & Whitecross	0.01	2016/28714	PDL	2	2			2	Change of Use
3028	222, RUSHGREEN ROAD, LYMM, WARRINGTON, WA13 9RD	Lymm North & Thelwall	0.37	2015/26780	PDL	10	8	2		8	New Build
3035	238, MANCHESTER ROAD, WARRINGTON, WA1 3BE	Fairfield & Howley	0.05	2016/28948	PDL	5	5			5	Change of Use
3036	183, THELWALL LANE, WARRINGTON, WA4 1NF	Latchford East	0.01	2016/29020	PDL	2	2			2	Conversion
3039	49, HIGHER LANE, LYMM, WARRINGTON, WA13 0BA	Lymm South	0.08	2016/29199	PDL	2	2			2	Change of Use
3046	73, FAIRFIELD ROAD, STOCKTON HEATH, WARRINGTON, WA4 2UU	Stockton Heath	0.02	2016/29499	PDL	1	1			1	Change of Use
3048	Vacant site of former Agriculture Business, Ramswood Nurseries, Land off Mill Lane, Walton, WA46TL	Appleton	0.3	2016/28929	PDL	1	1			1	Change of Use

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3052	Land adjacent to, 36, Waverley Avenue, Appleton, Warrington, WA4 3BN	Appleton	0.03	2017/29706	PDL	1	1			1	New Build
3054	4, BOOTH'S LANE, LYMM, WARRINGTON, WA13 0PE	Lymm South	0.07	2017/29753	PDL	1	1			1	New Build
3209	18, LINDI AVENUE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 2SJ	Grappenhall	0.04	2017/31780	PDL	4	4			4	Change of Use
3215	Units 1 & 8, Riverside Trading Estate, Off Station Road, Penketh, Warrington, WA5 2UL	Penketh & Cuerdley	2.7	2017/30223	PDL	5	5			5	Change of Use
3218	168, Wellfield Street, WARRINGTON, WA5 1NX	Bewsey & Whitecross	0.01	2017/30405	PDL	2	2			2	Conversion
3222	113, WELLFIELD STREET, WARRINGTON, WA5 1NR	Bewsey & Whitecross	0.01	2017/31028	PDL	2	2			2	Conversion
3224	Station House, Moss Side Lane, Rixton, Warrington, WA3 6HH	Rixton & Woolston	0.02	2017/31071	PDL	1	1			1	Change of Use
3239	ANCHOR COURT, FORD STREET, FAIRFIELD AND HOWLEY, WARRINGTON, WA1 3RL	Fairfield & Howley	0.26	2017/31709	PDL	2	2			2	Change of Use
3240	19, MUSEUM STREET, BEWSEY AND WHITECROSS, WARRINGTON, WA1 1JA	Bewsey & Whitecross	0.02	2017/31844	PDL	5	5			5	Change of Use
3248	67, SCHOOL LANE, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6LN	Rixton & Woolston	0.05	2017/30566	PDL	1	1			1	New Build
3262	MOONACRE, CLIFF LANE, GRAPPENHALL AND THELWALL, WARRINGTON, WA4 3AA	Lymm North & Thelwall	0.28	2017/30540	PDL	4	2		2	2	New Build

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