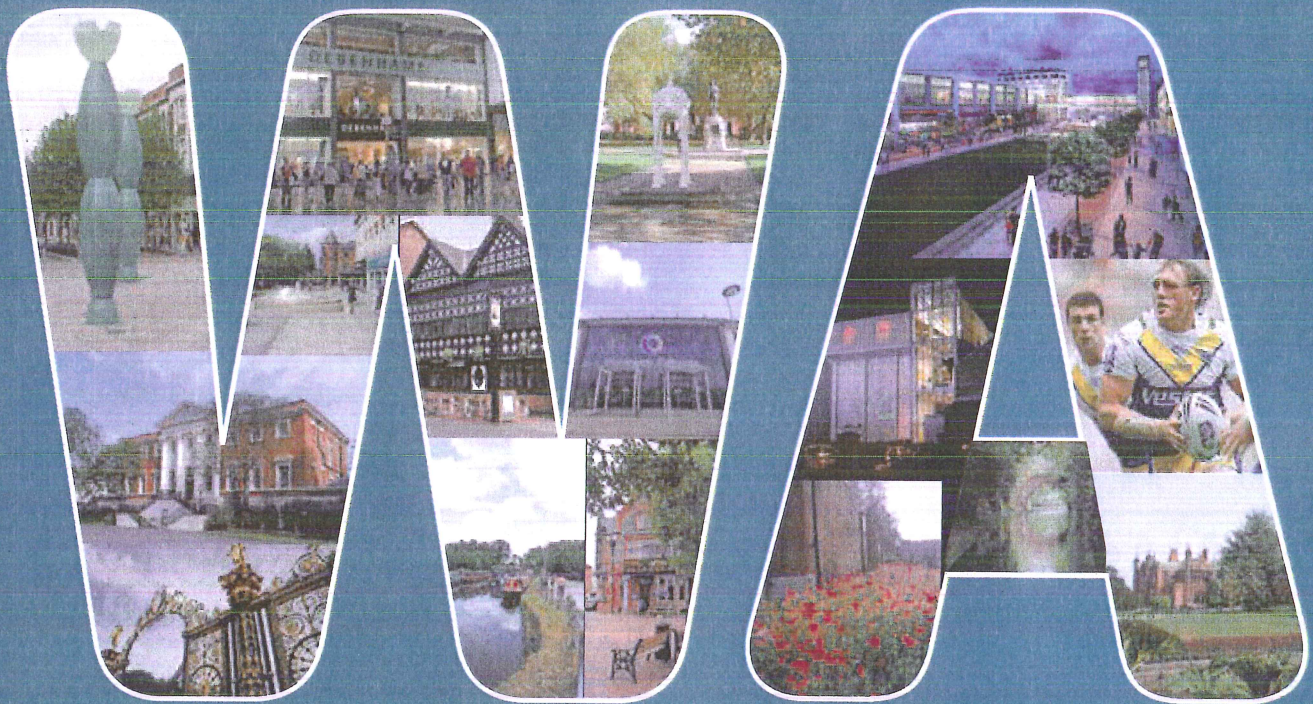


Strategic Housing Land Availability Assessment (SHLAA) Final Report

January 2016



Growing a Strong Warrington

WARRINGTON
Borough Council



1506

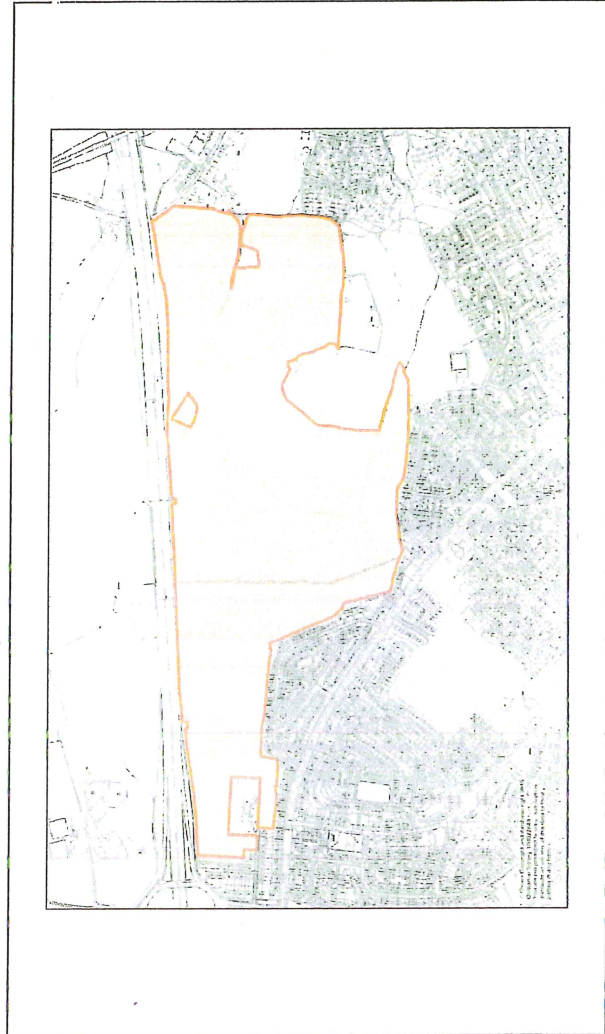
Site Name: Peel Hall
Site Address: South of the M62 East of the A49
Ward: Poplars & Hulme
Existing Use: Vacant Land

Gross Site Area (Ha): 59.45 **Net Developable Site Area (Ha):** 44.5875 **SHLAA Year:** 2009

Planning Permission History: N/A

Green Belt: No
GF / PDL: GF
Flood Zone: 1
Contaminated Land Issues: Yes
Ground Conditions Issues: Yes - Capable of being resolved
Site Access Issues: Yes - Capable of being resolved
Surrounding Land Issues: Yes - Capable of being resolved
Infrastructure Issues: Yes - Further evidence required
Hazardous Installations Issues: Yes - Further evidence required
Amenity Issues: No
Ownership / Tenancy Issues: No

Concluding Comments:
 Based on information provided by the landowner / developer, the site is considered constrained to be suitable, available and achievable and is of a sufficient scale to overcome existing constraints and infrastructure requirements, particularly if appropriately phased.



Active User: No	Deliverable 2015-2020: 150
Site Developable Now: No	2015/16:
Promotion by Owner: Yes	2016/17:
Developer Interest: Yes	2017/18: 30
Known Demand for Housing: Yes	2018/19: 60
Similar Sites Developed Nearby in last 5 years: Yes	Developable 2020-2025: 635
	2020/21: 120
	2021/22: 235
	2022/23: 180
	2023/24: 75
	2024/25: 25
Suitable: Yes	Developable 2025-2030: 550
Available: Yes	2025/26: 90
Available in the future: N/A	2026/27: 180
Achievable: Yes	2027/28: 155
Recommended Gross Capacity: 1480	2028/29: 110
Residual Net Capacity: 1480	2029/30: 15
Previous Completions on site: 0	2030+: 145

Concluding Recommendation: Suitable, available and achievable

1649

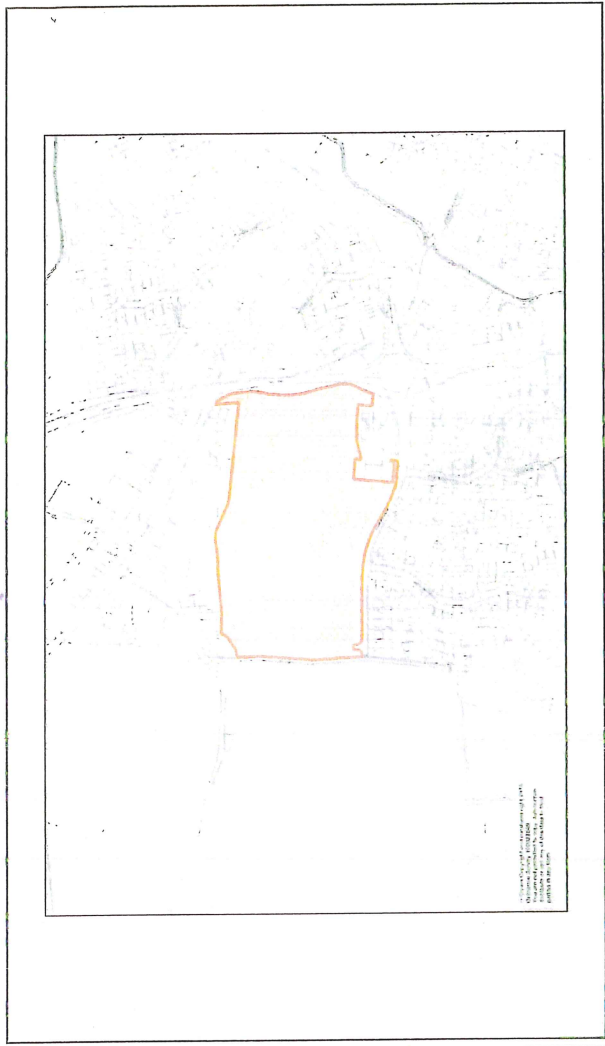
Site Name: Peel Hail Playing Fields
Site Address: Off Ballater Drive
Ward: Poplars & Hulme
Existing Use: Open space

Gross Site Area (Ha): 4.3 **Net Developable Site Area (Ha):** 3.225 **SHLAA Year:** 2009

Planning Permission History: N/A

Green Belt: No
GF / PDL: GF
Flood Zone: 1
Contaminated Land Issues: No
Ground Conditions Issues: Yes - Capable of being resolved
Site Access Issues: No
Surrounding Land Issues: No
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Concluding Comments:
 Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.



Active Use: Yes	Deliverable 2015-2020: 0
Site Developable Now: No	2015/16: 2016/17:
Promotion by Owner: Yes	2017/18: 2018/19:
Developer Interest: Yes	2019/20: 2021/22:
Known Demand for Housing: Yes	Developable 2020-2025: 0
Similar Sites Developed Nearby in last 5 years: Yes	2020/21: 2021/22:
	2022/23: 2023/24:
	2024/25: 2026/27:
Suitable: Yes	Developable 2025-2030: 0
Available: Yes	2025/26: 2028/29:
Available in the future: N/A	2027/28: 2029/30:
Achievable: Yes	2030+:
Recommended Gross Capacity: Constrained	
Residual Net Capacity: Constrained	
Previous Completions on site: 0	

Concluding Recommendation: Constrained

1575

SHLAA Reference - 1575

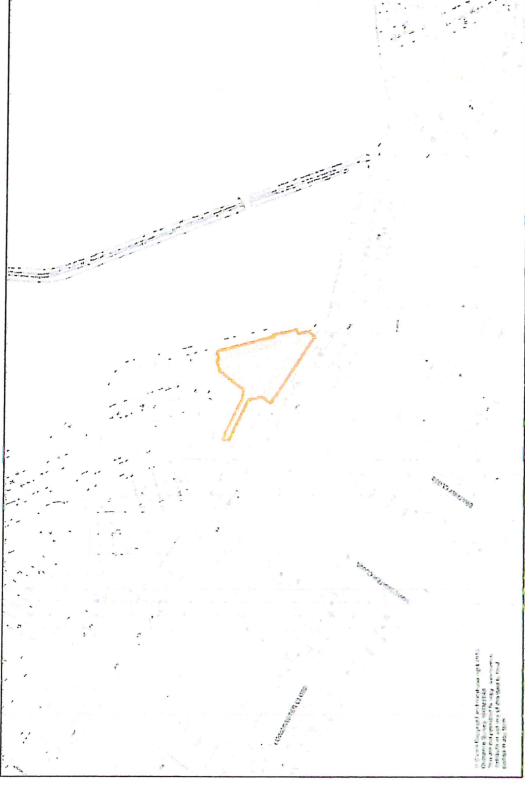
Site Name: Newhaven Road Garage Plots
Site Address: Adjacent to the rear of 7 Newhaven Road
Ward: Poplars & Hulme
Existing Use: Lock up garages

Gross Site Area (Ha): 0.12 **Net Developable Site Area (Ha):** 0.12 **SHLAA Year:** 2009

Planning Permission History: N/A

Green Belt: No
GF / PDL: PDL
Flood Zone: 1
Contaminated Land Issues: Yes
Ground Conditions Issues: No
Site Access Issues: Yes - Capable of being resolved
Surrounding Land Issues: No
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: Unknown

Concluding Comments:
 Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.



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

Suitable: Yes
Available:
Available in the future:
Achievable:
Recommended Gross Capacity: Constrained
Residual Net Capacity: Constrained
Previous Completions on site: 0

Deliverable 2015-2020: 0	2016/17:	2016/17:
	2017/18:	2018/19:
	2019/20:	
Developable 2020-2025: 0	2020/21:	2021/22:
	2022/23:	2023/24:
	2024/25:	
Developable 2025-2030: 0	2025/26:	2026/27:
	2027/28:	2028/29:
	2029/30:	
2030+:		

Concluding Recommendation: Constrained

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

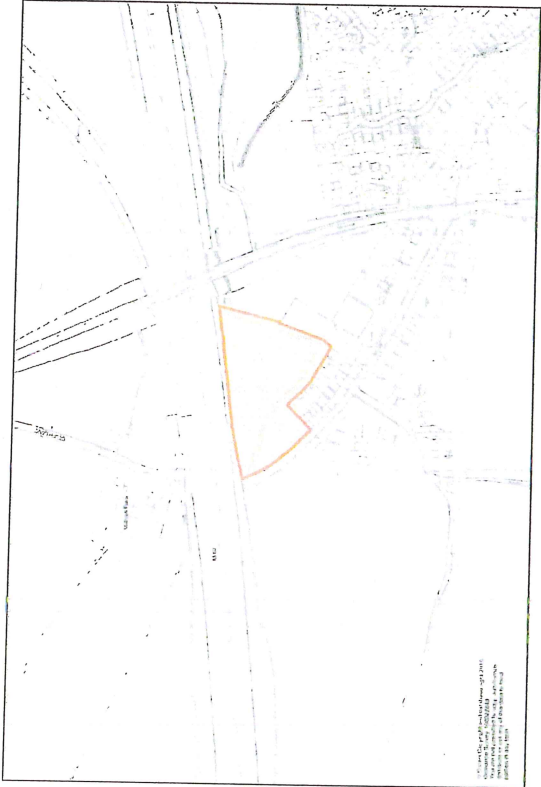
Gross Site Area (Ha): 1.32 **Net Developable Site Area (Ha):** 0.528 **SHLAA Year:** 2009

Planning Permission History: N/A

Green Belt: No
GF / PDL: GF
Flood Zone: 1
Contaminated Land Issues: No
Ground Conditions Issues: No
Site Access Issues: No
Surrounding Land Issues: Yes - Further evidence required
Infrastructure Issues: No
Hazardous Installations Issues: Yes - Further evidence required
Amenity Issues: No
Ownership / Tenancy Issues: No

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 developable (6-10).

Concluding Recommendation: Suitable, available and achievable



<p>Active Use: Yes</p> <p>Site Developable Now: Yes</p> <p>Promotion by Owner: Yes</p> <p>Developer Interest: No</p> <p>Known Demand for Housing: Yes</p> <p>Similar Sites Developed Nearby in last 5 years: Yes</p>	<p>Deliverable 2015-2020: 0</p> <p>2015/16:</p> <p>2017/18:</p> <p>2019/20:</p> <p>Developable 2020-2025: 18</p> <p>2020/21:</p> <p>2022/23: 18</p> <p>2024/25:</p> <p>Developable 2025-2030: 0</p> <p>2025/26:</p> <p>2027/28:</p> <p>2029/30:</p> <p>2030+:</p>
<p>Suitable: Yes</p> <p>Available: Yes</p> <p>Available in the future: N/A</p> <p>Achievable: Yes</p> <p>Recommended Gross Capacity: 18</p> <p>Residual Net Capacity: 18</p> <p>Previous Completions on site: 0</p>	<p>2016/17:</p> <p>2018/19:</p> <p>2021/22:</p> <p>2023/24:</p> <p>2026/27:</p> <p>2028/29:</p>