



WARRINGTON
Borough Council

Warrington Borough Council Local Plan

Strategic Housing Land Availability Assessment July 2017



1 Introduction and Policy Background

- 1.1 This report presents the findings from Warrington's 2017 Strategic Housing Land Availability Assessment (SHLAA). It has been prepared from a base date of 1st April 2017. The 2017 SHLAA comprehensively updates the previous 2015 assessment by reviewing the status and conclusions previously reached for sites already within the SHLAA process and assessing new sites which have emerged.
- 1.2 It is a key component of the evidence base to support the delivery of sufficient land for housing; to meet the borough's need for more homes; and to inform housing policies within the Warrington Local Plan Review.
- 1.3 The 2017 SHLAA report is structured around the following sections:
- Introduction and background - Identifies what the SHLAA is and why it has been prepared.
 - Assessment methodology - Explains the methodology which has guided the assessment, including the assumptions which have been applied as part of individual site assessments.
 - Assessment findings - Presents the core outputs and wider findings from the assessment.
 - Conclusions – Sets out the conclusions arising from the study including any policy implications and next steps.
 - Individual site pro-formas - Identify the relevant detail of assessments on a site by site basis.
 - Appendices - supplementary information and supporting evidence of relevance to the report.

Policy Background

- 1.4 The 2017 SHLAA has been prepared in accordance with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (launched on 6 March 2014 with subsequent updates).
- 1.5 The NPPF requires local planning authorities to ensure that their Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of their area. The NPPF (paragraph 159 specifically) requires that a SHLAA is undertaken by local planning authorities to:
- "establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period."*
- 1.6 In addition, paragraph 47 of the NPPF requires local planning authorities to identify and maintain on a rolling programme a minimum five year supply of deliverable

land¹ for housing and to identify sufficient developable land² for housing for at least a further 5 and preferably 10 years from the date of adoption of Local Plans and to use this evidence to ensure that their Local Plan meet the full, objectively assessed needs (OAN) for market and affordable housing in the housing market area (HMA).

- 1.7 With regards to the deliverable supply the NPPF requires local planning authorities to demonstrate an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land, or 20% where there has been a record of persistent under delivery of housing. The NPPF makes clear that the required way of demonstrating that these requirements can be met is through the process of the SHLAA.
- 1.8 The purpose of the SHLAA therefore, is to understand the level of housing potential within the Borough and to identify sites which are considered to be suitable for housing and likely to be developed. Its primary role is to:
- Identify sites with potential for housing;
 - Assess their suitability for housing;
 - Identify any constraints to development; and
 - Conclude whether suitable sites are deliverable and available for allocation if needed.
- 1.9 The SHLAA informs on the “deliverable” and “developable” aspects of specific sites by providing information and an evidence base. It must be noted that the SHLAA does not allocate sites, that role is filled by the Local Plan. Its purpose is instead to collect and collate information that provides a snapshot of each site’s development potential.

Disclaimer

The Strategic Housing Land Availability Assessment provides evidence, alongside other studies, to inform the allocation of land through the Local Plan. It assesses whether sites are suitable for housing, provided they are not required for other purposes, in order to meet plan targets. It identifies constraints to development and considers how they might be overcome.

The inclusion of a particular site in the assessment should not, therefore, be taken as an indication that it will be allocated or granted planning permission for housing or any other form of development.

¹ To be considered deliverable, sites should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. (definition taken from the NPPF)

² To be considered developable, sites should be in a suitable location for housing development, and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

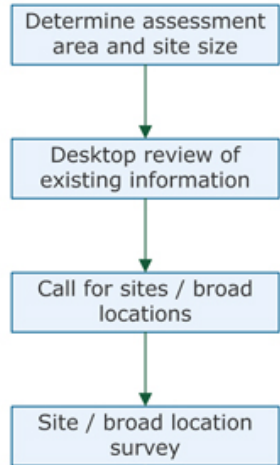
2 Assessment Methodology

2.1. Planning Practice Guidance identifies a number of standard outputs that should emerge from the assessment process in the interest of consistency, accessibility and transparency as follows:

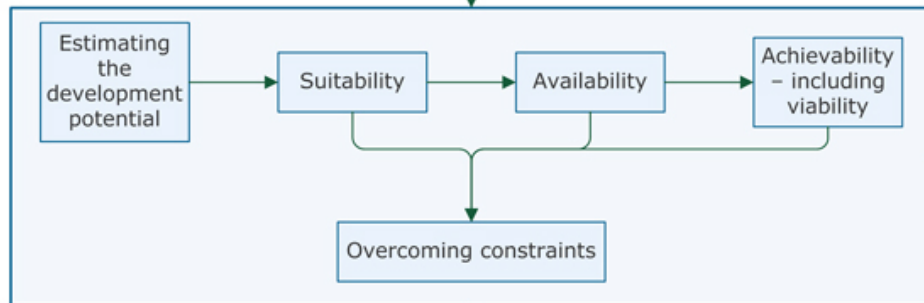
- **a list of all sites or broad locations** considered, cross-referenced to their locations on maps;
- **an assessment of each site or broad location**, in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
- contain more **detail for those sites which are considered to be realistic candidates for development**, where others have been discounted for clearly evidenced and justified reasons;
- **the potential type and quantity of development that could be delivered on each site/broad location**, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
- **an indicative trajectory** of anticipated development and consideration of associated risks.

2.2. The structure of the 2017 SHLAA report (as set out at paragraph 1.3) has been prepared to ensure that the required outputs are included and is informed by the process within Planning Practice Guidance as set out on the following page (Fig 2.1).

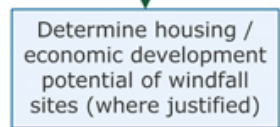
Stage 1- Site / broad location identification



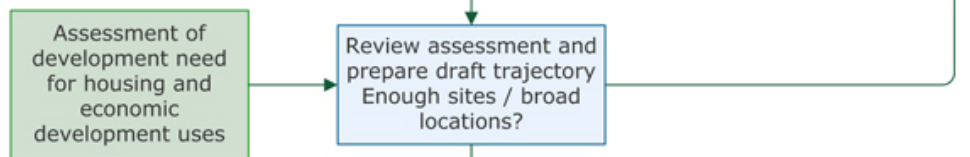
Stage 2 - Site / broad location assessment



Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base

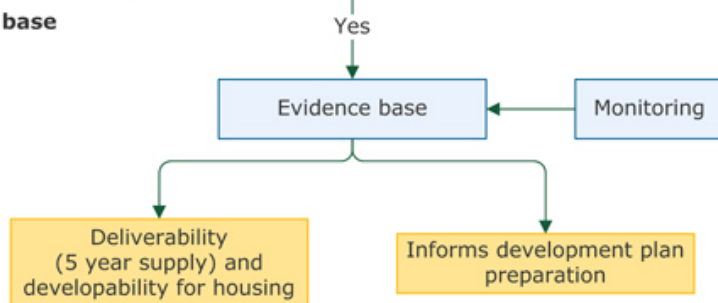


Figure 2.1: SHLAA Process (taken from the Planning Practice Guidance)

Stage 1: Identification of broad location and sites

Determining the Assessment Area

- 2.3. The Planning Practice Guidance³ recommends that the area selected for assessment should be set at the sub-regional housing market area (HMA) level.
- 2.4. Warrington, Halton and St. Helens Councils are located in the Mid-Mersey (or "Eastern") Housing Market Area (HMA), as originally identified by the 2007 Liverpool City Region Housing Strategy. Between July 2008 and March 2011, the three authorities were part of the Mid-Mersey Growth Point which aimed to increase the delivery of housing in the sub-region. The authorities developed a joint agreed approach to their housing evidence base including each authority's SHLAA. The three authorities have agreed to continue joint working to provide a Growth Point legacy to be reflected in their respective Local Plans.
- 2.5. In 2015 the Council, in partnership with Halton and St Helens Councils, commissioned GL Hearn to prepare a Mid-Mersey Strategic Housing Market Assessment (SHMA), which was published in January 2016. The SHMA reaffirmed that the Mid-Mersey was still the appropriate geography (Housing Market Area - HMA) upon which to assess housing need.
- 2.6. Whilst, each authority produces an independent SHLAA report, they resolved to observe a number of key principles. It was accepted that variations would occur in the detail to which each authority would work, however, each made a commitment to ensure close liaison on evolving work programmes to ensure continuity. Each authority has also committed to ensuring that the results of their individual assessment are capable of aggregation to the sub-regional 'Mid Mersey' level. This SHLAA, therefore, covers the borough of Warrington only.

Stakeholder Engagement

- 2.7.1 From the outset each of the Mid-Mersey authorities has been committed to ensuring that their SHLAAs have developed in partnership with the development industry and stakeholders of relevance.
- 2.8 Through recognition that developer activity is rarely confined to administrative boundaries, Warrington, Halton and St. Helens, despite opting to produce independent SHLAAs, were in agreement that it was logical to establish a single, stakeholder group on a 'Mid Mersey' geographical basis. In addition, to representing a more logical and efficient use of stakeholders time, it was considered that this approach would also help to ensure a degree of consistency exists between the assumptions underpinning each respective authority's SHLAA.
- 2.9 The last stakeholder meeting was held on the 14 August 2014. In addition, comments made in relation to the Council's assessment of housing land supply as

³ The Planning Practice Guidance (CLG), Housing and economic land availability assessment, Paragraph: 007 Reference ID: 3-007-20140306.

part of the Regulation 18 consultation exercise on the Scope of the Local Plan Review in Oct 2016 have also been taken into consideration.

Further information on the Halton SHLAA is available here:

<http://www4.halton.gov.uk/Pages/planning/policyguidance/Strategic-Housing-Land-Availability-Assessment-%28SHLAA%29.aspx>

Further information on the St.Helens SHLAA is available here:

<http://www.sthelens.gov.uk/what-we-do/planning-and-building-control/planning-policy/strategic-housing-land-availability-assessment/>

Determining sites to be included in the Assessment

Site Size

- 2.10 The 2017 SHLAA format has been revised so the assessment takes account of the recommendations contained in the National Planning Practice Guidance (PPG). The PPG recommends that all sites and broad locations capable of delivering five or more dwellings should be considered; and where appropriate alternative size thresholds can be considered (Paragraph: 010 Reference ID: 3-010-20140306).
- 2.11 The Council has chosen to use an alternative size threshold that corresponds with that used by St Helens Council in their 2016 SHLAA update, so as to ensure consistence with data across the Housing Market Area. Hence, a physical **site size threshold of less than 0.25 hectares** has been applied to help facilitate the identification of sites. This has been chosen because it does not make assumptions about the density or development typology of a site prior to including the site in the assessment. This also reflects the suggestions in the “Technical consultation on implementation of planning changes”⁴ published by DCLG in February 2016, on the approach to maintaining a brownfield land register, which indicates that a threshold of 0.25 hectares is appropriate.

Identification of Sites

- 2.12 Sites contained in previous versions of the SHLAA (2009, 2010, 2011, 2012 and 2015) that have not been developed have been included within this year’s site assessment exercise, applying the new site size threshold of 0.25 ha as detailed above, to sift out these ‘small sites’. Following on from this, an allowance has been made for residential units delivered on small sites below the threshold of 0.25ha. More detail on this is included later in this report.

2.13 A “Call for Sites” exercise was also undertaken as part of the Regulation 18 consultation exercise on the Scope of the Local Plan Review in Oct 2016 to identify sites.

2.14 In addition to direct nominations, an assessment was undertaken of those sites already in the planning process including:

- Planning permissions for residential developments that are under construction
- Unimplemented planning permissions for residential development
- Those sites currently subject to, or with a known history of, pre-application discussions for residential development
- Land allocated for employment or other land uses which are no longer required for those uses

2.15 The below sources have been used to identify further sites for inclusion within and assessment through the SHLAA process:

- Sites that have previously benefited from a planning permission but which has since expired
- Known vacant and derelict land including those sites on the National Land Use Database
- Surplus public sector land
- Vacant buildings suitable for conversion
- Land in non-residential use which may have redevelopment potential
- Under used garage blocks in residential areas
- Large scale redevelopment opportunities arising from the Council's Regeneration Framework and associated masterplans
- Sites identified from visual surveys/site visits and local knowledge

2.16 Each site identified has been individually mapped and assigned a unique reference number as part of the recording process and is used in the preparation of the individual site pro-formas in Appendix 1. Those rolled forward from the 2016 assessment have retained their previous unique reference number for continuity.

Site Surveys

2.17 The site survey process was carried out in line with the advice provided in the PPG, checking the following site characteristics:

- Site size, boundaries and location;
- Current land use and character;
- Land uses and character of surrounding area;
- Physical constraints (eg access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure and utilities);
- Potential environmental constraints;
- Where relevant, development progress (eg ground works complete, number of units started, number of units completed); and

- An initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.

2.18 In addition, sites were screened for policy constraints that might preclude development. This is undertaken through an initial assessment of suitability against national policies and local policies / designations to establish only the sites which have reasonable potential for development and produced a reduced list of sites to be taken forward in the assessment and be subject to more detailed site assessment.

2.19 This initial assessment of policy constraints identified a significant group of sites which are located within the Green Belt and are not based on the principle of converting an existing building(s), or other form of 'appropriate' development, have severely restricted development potential in current circumstances. This is taking account of Planning Practice Guidance⁵ which makes clear that in decision making:

“unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the “very special circumstances” justifying inappropriate development on a site within the Green Belt”.

2.20 As a consequence the Council considers that the assessment review process within the SHLAA cannot reasonably conclude that policy constraints relating to the Green Belt can be overcome on a site by site basis. In such circumstances, it is considered premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of a comprehensive review of Warrington’s Green Belt as part of the review of the Local Plan.

2.21 146 sites located within the Green Belt have therefore been recorded as unsuitable within the assessment and categorised as constrained for the purpose of identifying a supply of deliverable or developable sites for residential development. The only exception to this is those sites that are based on the principle of converting an existing building or other form of appropriate development as defined by paragraph 89 of the NPPF and which are over the site size threshold of 0.25 ha.

2.22 In terms of flood risk specifically, the Environment Agency's (EA) national flood zone mapping was used alongside the following assumptions in terms of development potential:

- EA FZ1 - development not constrained
- EA FZ2 - development not constrained
- EA FZ3 - development potentially constrained by flood risk.

2.23 The full list of sites considered to be constrained and therefore not taken forward to detailed site assessment, together with the reason for each conclusion at a site level, is provided within Appendix 2.

⁵ Paragraph: 034 Reference ID: 3-034-20141006

Stage 2: Approach to Site Assessments

- 2.24 The purpose of stage 2 of a SHLAA is to establish whether the identified sites are “deliverable” or “developable”. The NPPF explains what each of these terms means:

“Deliverable sites: should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged”.

- 2.25 To inform conclusions on the deliverability/developability of sites (established as having reasonable potential for development at Stage 1), to ensure that all sites were assessed on a consistent basis, information has been recorded within a spreadsheet and then summarised on a standard proforma for each site (see Appendix 1). The information contained in the spreadsheet has been guided by the Planning Practice Guidance and is broadly consistent with previous SHLAAs.
- 2.26 The information within the individual site assessments has been used to establish the development potential of each site. The individual assumptions used for assessing whether a site is “deliverable” or “developable” are outline below.

Estimating Development Potential

- 2.27 In view of the Stage 1 assessment, whilst in Warrington all of the Borough is initially within the remit of the SHLAA assessment in relation to the identification and recording of sites, the focus of detailed site assessment is upon:

- Sites within the settlement boundary of the town of Warrington.
- Sites within inset or Green Belt village boundaries as defined within the Local Plan Core Strategy.
- Sites within the Green Belt which propose the conversion of existing buildings or other form of appropriate development as defined by paragraph 89 of the NPPF.

Assessing Suitability

- 2.28 When assessing sites suitability for residential development the following factors have been considered:

- Is the site subject to any development plan designations and if so can these be mitigated?
- Is development likely to be precluded by land contamination or poor ground conditions?
- Is development likely to be precluded by flood risk or by increasing the risk of flooding elsewhere?
- Whether the site be safely and conveniently accessed?
- Whether surrounding land uses preclude residential development?
- Whether the site is within a hazardous installation or statutory consultation zone?
- Whether the site be developed without a detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for potential occupiers?
- Whether the site can be considered sustainable in locational terms by way of easy and convenient access to essential facilities and services by means other than the private car?

Suitability Assumptions

2.29 When assessing suitability a number of assumptions have had to be made for some of the criteria employed, these include:

- Allocated or committed employment land - Where a site within the SHLAA is located within a designated employment area, the site has been recorded as being constrained (except where residential would contribute to a regeneration priority) i.e. by virtue of the designation there is a presumption against non-employment related uses at the current time at least whilst the designation remains. Where a site currently has an extant consent for employment development but is not within a designated employment area, the key issue is whether the site can be considered available for housing i.e. how likely is it that the employment related approval will be implemented?
- Contaminated land and ground conditions - There are numerous examples within the Borough of where the challenge posed by land contamination and/or ground conditions have been successfully overcome in order to facilitate residential development. In contrast there are very few sites where contamination and/or ground conditions have been the sole factor that has prevented residential development. In most cases the key issue is not whether a site can be adequately remediated but instead whether it can be done so viably. It has therefore been assumed, unless information was available to suggest otherwise, that the presence of contamination would not render a site unsuitable.
- Flood risk - After the initial assessment at Stage 1 (see paragraph 2.22), in most instances where flood risk is considered to potentially constrain parts of the development, it has been recorded exactly as that i.e. a constraint which influences the assumption on development potential as opposed to necessarily rendering a site unsuitable. This approach is necessary because sites may be capable of overcoming both the sequential and exceptions test required by national planning policy but a cautious approach is required with respect to Flood Zone 3 in particular.

- Accessibility - The Council have assessed the sustainability of sites for new residential development based on public transport access to a GP, Primary School, Secondary School, employment areas and major retail centre, which aligns to the monitoring indicator for Local Plan Core Strategy Policy MP1. All sites have been assumed to be within the requisite 30min travel time unless there is specific evidence to the contrary.
- 2.30 Broader suitability considerations such as amenity, open space, infrastructure, landscapes, nature conservation, heritage, pollution and hazardous risks are necessarily assessed on a site by site basis as appropriate.
- 2.31 Where sites have been deemed to be unsuitable a clear explanation has been offered as to why within the individual pro-formas.

Assessing Availability

- 2.32 To be considered 'available' for development the Practice Guidance identifies that a site should be free of legal or ownership problems. In essence this means there is a willing landowner or developer in control of the site.
- 2.33 The decision on whether a site was considered available was based on the following factors:
- Whether there was an extant planning consent and if so whether this had been implemented;
 - Whether the site was in active use;
 - Whether the site could be developed now; and
 - Whether the site was free of ownership and tenancy issues
- 2.34 If a site benefits from a valid planning consent or has been directly nominated by the land owner or developer in control of the site then it has been assumed, in the absence of anything to suggest otherwise, that the site is available. This assumption is regardless of whether the site is in active use or not unless there was a known tenancy issue. If a site that was being promoted by a land owner or developer was in active use then it has been assumed that the site could not be considered available at this time. In applying these assumptions, the Council has reviewed the planning history of sites in terms of unimplemented permissions and adjusted the conclusion on availability accordingly.
- 2.35 Whether the site could be developed now or not relates to whether the site is vacant and if it has been cleared and is free from the need for any further demolition. The Council have taken a lenient approach to this element of the availability assessment using it to inform as opposed to directly dictate a decision on availability. This is through recognition that whilst some sites still require clearance and demolition, this particular stage of the development process can be completed relatively quickly.
- 2.36 All sites were considered to be free from ownership or tenancy issues unless there was specific evidence/information to the contrary.

- 2.37 Sites where an extant consent for an alternative land use has been implemented are evidently no longer available and are therefore recorded as constrained and excluded from land supply calculations.
- 2.38 Where it was concluded that sites could not be considered available at this time, consideration was given to the likelihood of the site becoming available within the Plan period.

Assessing Achievability

- 2.39 Practice Guidance advises that a site can be considered achievable where there is a reasonable prospect that housing will be developed on the site at a particular point in time. It identifies that achievability is essentially a judgement about the economic viability of a site, and the capacity of a developer to complete and sell the housing over a certain period. Market, cost and delivery factors are all important considerations when assessing whether a site can be considered achievable.
- 2.40 The Mid Mersey Strategic Housing Market Assessment (SHMA)(2016) is based on local research and published data to quantify housing need, demand and an understanding of how the local housing market works. The findings of the SHMA (2016) indicate that there is significant demand for additional homes (both market and affordable) within Warrington, together with an indication of the types and tenures of homes for which there is strong latent demand.
- 2.41 In assessing whether the demand translates to achievability, the Council published a Community Infrastructure Levy (CIL) Viability Study (Oct, 2015). This study explored the economic viability of a range of site types across differing locations within the Borough, with the CIL Viability Study utilising assumptions on developable area and density which are consistent with the SHLAA methodology. The findings of this study, together with housing need and demand identified in the 2016 SHMA, have been used to assess site achievability together with consideration of the following factors:
- Whether there is active developer interest in the site?
 - Whether there is known demand for the form of provision approved/proposed?
 - Whether similar sites have been successfully developed in the preceding years?
 - Whether there are any known abnormal development costs?
- 2.42 Warrington has had a consistently strong housing market in recent years, with levels of housing completions remaining resilient notwithstanding the economic downturn and subsequent recovery since 2008. Monitoring has shown that sites continue to yield completions and that importantly developers continue to commence sites for which they have obtained planning approval.
- 2.43 The up-to-date evidence within the CIL Viability Study suggests that the majority of residential development in Warrington is viable, including the policy asks within the

Local Plan. Furthermore, the Council and wider Government, continues to assist developers where possible to help ensure housing delivery remains viable and practical in the short term. The flexibility offered by the Council has allowed the negotiation of S106 agreements where appropriate and has offered a number of options for developers, including deferred payment and instalments that help ensure their developments remain achievable in both the short and long term.

- 2.44 It is the Council's opinion that achievability should take a long-term view. This is in keeping with Government advice that viability assessments and related work should ignore extremes within the market. Whilst, evidence suggests that some high density apartment schemes could be considered unachievable at present, they may be achievable in the longer term particularly where there is clear evidence of underlying demand. In such a scenario, the critical issue for the assessment is not whether the site is achievable at present but when within the future, if at all, it will become achievable.
- 2.45 In reaching conclusions on the achievability of sites, the Council consider that historical trend information and development experiences are important. Prior to the development boom which characterised housing development from 2005 onwards, there were several development sites within the Borough which were widely perceived as unattractive/unviable and hence unlikely to be developed. The potential of many of these sites has however been realised and the ability of the development industry to adapt and deliver in the longer term cannot therefore be overlooked.

Overcoming Constraints

- 2.46 Planning Practice Guidance advises that where it is unknown when a site could be developed, then it should be regarded as not currently developable. Therefore, where constraints are considered to be severe and there are insufficient assurances to demonstrate if or when they can be overcome, sites have simply been recorded as 'constrained'.
- 2.47 Where sites have been categorised as 'constrained', the specific constraint(s) and the action needed to overcome these has been documented. Progress on the resolution of any constraints are recorded on the individual site pro-formas in Appendix 1.

It should be noted that the onus is on the landowner/developer to demonstrate that any documented site specific constraints can be overcome.

Estimating Potential Yield/Capacity

- 2.48 The potential number of dwellings that can be delivered on a site is referred to as the yield/capacity; this is influenced by the site size, the net developable area and the potential density of development. The estimated yield/capacity for a site in the SHLAA is a desk based assumption regarding the potential amount of development

that can be accommodated on a site. However, this is indicative and should not be taken to mean that this is a maximum or minimum figure.

- 2.49 When assessing the capacity of each site a cautious approach has generally been observed, this is in keeping with both Planning Practice Guidance and the current expectations of stakeholders. To ensure a transparent approach when estimating the development potential of each site, individual assessments include commentary to make clear the rationale behind the assigned capacity.

Developable Area Assumptions

- 2.50 This adjustment recognises that larger sites will need to provide areas of open space; landscaping; and potentially on-site infrastructure and therefore have reduced developable areas. Following analysis of evidence presented at Appendix 3, developable area ratios, as set out in Table 2.1 below, have been used. These ratios have been applied where detailed information from a planning permission is not available or no information has been provided by a landowner/developer. In addition, in circumstances where there is specific evidence of constraints on part of the site or where housing would form part of a wider mixed use development, the developable area ratio has been treated as a guide only and has been further reduced as part of the assessment where appropriate.

Net Developable Area Ratios			
Site Size	Less than 0.4 ha	0.4 ha to 2ha	Over 2ha
Gross to Net Ratios	100%	90%	75%

Table 2.1: Net Developable Area ratios for different scales of development

Density Assumptions

- 2.51 The Council does not have specific prescribed densities within policies of the adopted Local Plan Core Strategy. However, evidence and sensitivity testing (see Appendix 3) suggests a density range of between 30 - 50 dwellings per hectare applied to the net developable area of a site is appropriate when estimating capacity for sites without planning permission or where a developer/landowner has not offered specific details. However, as previously agreed with stakeholders, some flexibility is applied dependent on the characteristics of the site and the area where it is located. For example, whether a site is brownfield or greenfield; the surrounding land uses and density of development have been used to inform an assumption about the likely density of development that may be achieved on a site.

Estimating Lead-in-times and Completions

- 2.52 If a site has been considered to be 'Suitable, Available and Achievable' or 'Suitable, Likely to become Available and Achievable' then it is necessary to assess when the potential of that site will be realised.

- 2.53 To ensure that the SHLAA assessments are accurate and the resultant findings are robust, the Council invited stakeholders, developers and landowners to comment upon assumptions relating to lead-in times and build rates as part of the stakeholder event in August 2014 and consultation on the draft site appraisals and methodology in July 2015. Where developers and landowners have provided specific information relating to these matters and other influences such as phasing, this has influenced the development forecast for that particular site.

Lead-in-time Assumptions

- 2.54 The assumptions relating to lead in times (to first completions) are set out in Table 2.2 below:

Lead in Times		
Status	Sites below 150 dwellings	Sites above 150 dwellings
Under construction	n/a	n/a
Full Permission/Reserved Matters	1.5 years	1.5 years
Outline Permission	2 years	3 years
Sites without Permission	2.5 years	4 years

Table 2.2: Lead in Time assumptions

These assumptions were identified and sensitivity tested through the sample analysis of individual applications from major and local developers set out in Appendix 5. Although the sample size is relatively small and variations in lead-in times for sites of all sizes are evident, a specific trend was identified that the period of time to completion of the first dwelling is notably longer for sites in excess of 150 dwellings but only in circumstances where outline permission has been granted or permission has yet to be granted. This is reflected accordingly in the Council’s approach to lead in times.

Build Rate Assumptions

- 2.55 Where there has been an absence of up to date information provided directly from landowners/developers annual build rates informed by the Council’s local evidence (see Appendix 4) has been utilised as set out in Table 2.3 below:

Build Rates			
Site Size	Less than 50 dwellings	50 to 150 dwellings	More than 150 dwellings
Build Rate (units per year)	20	35	55

Table 2.3: Build Rate assumptions for different site thresholds

- 2.56 These build rate assumptions are adapted from analysis of average build rates per year and overall between 2003/04 and 2016/17 (see Appendix 4). Each of the build rate categories applied in the SHLAA remain slightly below the respective long term averages. Long term analysis of delivery is considered reasonable to inform the assumptions given the changes in economic conditions experienced, significant variation in site circumstances and the annual differences in sample sizes within each category. In undertaking the analysis on sites of less than 50 dwellings, to prevent the average build rate being suppressed through delivery of small individual site capacities in less than a year, all sites with a capacity of below 20 dwellings were removed.

Stage 3: Windfall Assessment and “Small Sites” Allowance

- 2.57 The NPPF permits local planning authorities to make an allowance for windfall sites within the five-year supply if there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. There is no published guidance on how such an allowance should be calculated, therefore, it is up to individual local planning authorities’ discretion as to how it should be calculated.
- 2.58 In addition, the Planning Practice Guidance reiterates that a windfall allowance may be justified within the five year supply but also indicates that local planning authorities could include a windfall allowance, based on a geographical area (using the same criteria as set out in paragraph 48 of the National Planning Policy Framework), for years 6-15 of the supply (Footnote: Paragraph: 24, Ref ID: 3-24-20140306).
- 2.59 The NPPF defines windfall sites as those “which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.”

Small Sites Allowance

- 2.60 Previous iterations of the SHLAA did not utilise a physical size or capacity threshold for the identification of sites, as is now required by Planning Practice Guidance (FOOTNOTE: Paragraph: 010 Reference ID: 3-010-20140306) resulting in 537 sites being presented within the previous 2015 report. A revised approach has been applied within this SHLAA to bring it up to date with current practice. To this end, a physical site size threshold of 0.25ha has been adopted (see paragraphs 2.10 to 2.11 for justification) and only sites that meet this threshold have been assessed. For sites below this size, an allowance is made for the delivery of small sites within the housing land supply, based on historic completion information. Historic completion rates for sites below the threshold of 0.25ha are depicted in Table 2.4 below:

Year	Total number of gross completions	Completions on Small Sites (below 0.25ha)	Completions on Small sites as a % of total completions	Completions on Large Windfall Sites (0.25Ha and above)
2007/2008	1565	207	13.2%	1
2008/2009	633	89	14.1%	0
2009/2010	388	57	14.7%	0
2010/2011	527	42	8.0%	0
2011/2012	600	57	9.5%	3
2012/2013	647	57	8.8%	0
2013/2014	693	117	16.9%	2
2014/2015	687	62	9.0%	0
2015/2016	595	60	10.1%	0
2016/2017	521	117	22.5%	0
Total	6856	865		6
Small sites average completions		87	12.7%	

Table 2.4: Summary of annual average small sites completions

- 2.61 The above data shows that Warrington has a strong record of delivering a substantial number of dwellings on small sites. This delivery has taken place under varying economic conditions and hence, does not follow any particular trend. Therefore, it is considered reasonable to assume that small sites will continue to be delivered in the borough throughout the plan period and that an average figure for the ten year period should be employed.
- 2.62 Additional consideration has been given to applying a windfall allowance for 'large sites' above the threshold of 0.25ha, however data for the past ten years has revealed that only half a dozen dwellings on three sites were delivered that were not previously identified within a SHLAA or as an allocation. For this reason, a separate windfall allowance for 'large sites' of 0.25ha or above has not been included within this SHLAA.
- 2.63 The employment of a 'large sites' windfall allowance, will be monitored and reviewed at the next update of the SHLAA to ensure that any changes in the delivery of such sites is captured.

Stage 4: Assessment Review

- 2.64 The purpose of Stage 4 of the SHLAA process is to set out how much housing can be provided and at what point in the future. Stage 4 of the study is presented in the next section of this report, providing a summary of the findings; including the identification of the Borough's 'deliverable' and 'developable housing land supply along with an assessment of the associated risks and the local delivery record.

Stage 5: Final Evidence Base

- 2.65 This report produces a set of standard outputs in line with the Planning Practice Guidance (Paragraph: 028 Reference ID: 3-028-20140306), as detailed previously in paragraph 2.1.
- 2.66 The conclusions and core outputs are contained in the following sections and the appendices.

3 Assessment Review

- 3.1 This section of the report presents the overall findings from the 2017 SHLAA, including the identification of the Borough's 'deliverable' and 'developable housing land supply. The site specific details for each "large" site are available in the individual site pro-formas in Appendix 1 to support these assessment conclusions. In reaching these conclusions, the Council has considered information provided by stakeholders and planning histories of sites, including the presence of previously unimplemented permissions.

Number and Nature of Sites Identified

- 3.2 A total of 589 sites, were identified and included within the initial SHLAA assessment process. Of these 266 sites have been removed from the assessment process due to being small sites of less than 0.25ha, leaving a total of **323** large sites, covering approximately **2,474** Hectares. Of those sites, 245 (76%) were rolled forward from the 2016 SHLAA and hence 78 sites are wholly new sites.
- 3.3 Of the 323 large sites identified, 45 (14%) had a planning approval on the 1st April 2017. 128 (40%) of the 323 sites identified constituted previously developed land (PDL), 176 (54%) were on greenfield land (GF) and 19 (6%) were considered to be part previously developed/part greenfield.
- 3.4 In terms of achievability, of the 132 sites (38%) considered too be suitable and available (or likely to become available), 45 sites are currently in possession of a planning approval. Out of these sites in possession of planning approval, a total of 11 sites have been implemented and are currently under construction.

Large Sites Discounted from Housing Land Supply as Constrained

- 3.5 Out of the 323 large sites identified, 220 (68%) were considered to be 'suitable' whereas 123 sites (32%) were regarded as unsuitable and are therefore classified as constrained. The main reason for sites being discounted as constrained was because there is some form of policy constraint. Principally this was because sites were located within the Green Belt but also included restrictions due to being employment land, open space or community facilities. Other reasons included issues such as unquantifiable concerns regarding flood risk, ground contamination and impacts on the historic environment.
- 3.6 55 (17%) sites were considered suitable, but were not currently available. The main reason leading to the conclusion that sites were likely to become available was where they currently represent obvious infill development opportunities in high demand market areas, the town centre and adjacent to or within regeneration areas. Where sites were considered to be not currently available but likely to become available a cautious approach has been taken to forecasting completions with any housing supply necessarily restricted to the developable supply.

Site Type	Large Sites Assessed	Small Sites not Assessed	Total Number of Sites
Deliverable	77	119	196
Developable	55	72	127
Constrained	191	75	266
Total	323	266	589

Table 3.1: Number of Deliverable, Developable and Constrained sites

Other Sites Removed from Housing Land Supply

- 3.7 Housing completions monitoring is now an integral part of the SHLAA process and the findings from the latest round of completions monitoring is presented later in this report (Appendix 6). As monitoring reveals that sites have been 'built out' in full i.e. have no remaining capacity, such sites will be removed from the SHLAA and hence will not require a detailed assessment. A total of 48 sites, were removed from the SHLAA and not assessed on the basis that they are now complete. A schedule of these completed sites is included as Appendix 6.

Identified Deliverable Supply of Housing Land

- 3.8 The NPPF defines deliverable land for housing as a site which is available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.
- 3.9 To assess the timescale within which each site is capable of development, the information on suitability availability, achievability and constraints inform the conclusions of whether a site is deliverable and / or developable - see individual site pro-formas in Appendix 1 for details.
- 3.10 Out of the 323 sites assessed within the SHLAA, only the sites considered to be suitable, available now and achievable are capable of contributing to the Borough's 'deliverable' supply of housing. Judgements in this respect have been informed by evidence which supports the deliverability of sites including the absence of significant constraints, as set out in Appendix 1 for the individual sites. Where possible this included landowner/developer contact to establish lead in times to commencement of development and build out rates.
- 3.11 Through identifying those sites likely to deliver dwelling completions within the next five years (2017-2022), the Borough's 'deliverable' supply of housing land, as at 1st April 2017, has been calculated and is summarised in Table 3.2 below.

	Number of Sites	Area (Ha)	Forecast Completions						
			17/18	18/19	19/20	20/21	21/22	Total	Total as %
PDL	39	123.14	184	141	253	459	355	1392	62.2%
GF	15	125.11	37	87	187	256	247	814	36.4%
PDL/GF	3	2.72	10	5	10	8	0	33	1.5%
Total	57	250.70	231	233	450	723	602	2239	100%

Table 3.2: Deliverable supply of housing land (All Sites)

- 3.12 An additional differentiation between those sites with and without planning permission is provided below in Tables 3.3 and 3.4 for information. Although a site having planning permission is not a pre-requisite of being 'deliverable' it does imply a greater certainty that development will take place unless there is clear evidence schemes will not be implemented within five years.

	Number of Sites	Area (Ha)	Forecast Completions						
			17/18	18/19	19/20	20/21	21/22	Total	Total as %
PDL	29	98.69	167	112	198	352	265	1094	76.3%
GF	8	19.73	37	43	54	90	82	306	21.4%
PDL/GF	3	2.72	10	5	10	8	0	33	2.3%
Total	40	121.14	214	160	262	450	347	1433	100%

Table 3.3: Deliverable supply of housing land (Sites with planning permission)

	Number of Sites	Area (Ha)	Forecast Completions						
			17/18	18/19	19/20	20/21	21/22	Total	Total as %
PDL	10	24.18	17	29	55	107	90	298	37.0%
GF	7	105.38	0	44	133	166	165	508	63.0%
PDL/GF	0	0.00	0	0	0	0	0	0	0.0%
Total	17	129.56	17	73	188	273	255	806	100%

Table 3.4: Deliverable supply of housing land (Sites without planning permission)

Identified Developable Supply of Housing Land

- 3.13 The NPPF defines 'developable' land for housing as a site in a suitable location for housing development with a reasonable prospect that the site is available for, and could be viably developed at the point envisaged.
- 3.14 Out of the 323 sites assessed within the SHLAA only those sites concluded as being 'suitable, available and achievable' and 'suitable, likely to become available and

achievable' are capable of contributing to the Borough's developable supply of housing.

- 3.15 The NPPF requires local planning authorities to identify specific developable sites or broad locations for years 6-10 and where possible, for years 11-15. Through identifying those sites likely to deliver dwelling completions within the next 6-15 years, the Borough's 'developable' supply of housing land, as at the 1st April 2017, has been calculated in Tables 3.5 and 3.6 below.

	Number of Sites	Area (Ha)	Forecast Completions						
			22/23	23/24	24/25	25/26	26/27	Total	Total as %
PDL	37	114.85	387	524	658	481	311	2361	64.3%
GF	12	116.12	263	247	255	238	198	1201	32.7%
PDL/ GF	3	5.72	67	35	8	0	0	110	3.0%
Total	52	236.69	717	806	921	719	509	3672	100%

Table 3.5: Developable supply of housing land (6-10 year period)

	Number of Sites	Area (Ha)	Forecast Completions					Total	Total as %
			27/28	28/29	29/30	30/31	31/32		
PDL	30	136.13	259	407	663	345	126	1800	71.9%
GF	4	83.06	175	145	157	124	75	676	27.0%
PDL/ GF	3	6.99	0	4	25	0	0	29	1.1%
Total	37	226.18	434	556	845	469	201	2505	100%

Table 3.6: Developable supply of housing land (11-15 year period)

- 3.16 Individual site pro-formas in Appendix 1 provide specific details for each of these sites.

Overall Housing Land Supply (including Small Sites Allowance)

- 3.17 The deliverable (years 0-5) and developable (years 6-15) housing land supply is comprised of large sites (0.25ha >) with planning permission, SHLAA sites that are suitable for housing and an allowance for small sites (<0.25ha).
- 3.18 Sites that have an extant consent but have stalled or where consent has expired have been re-assessed in terms of their suitability for housing and where they still have potential to deliver dwellings have been pushed back from the short term supply into the longer term 'developable' supply period (6-15 years).
- 3.19 This site sifting exercise and re-assessment of stalled sites means that the large sites with planning permission that are included in the short to mid-term (0-5 years and 6-10 years) outstanding capacity have a high degree of certainty of coming forward. As

has the Small Sites Allowance, which is based on historic completions data. This sifting and re-assessment exercise provides confidence in the data used for the supply position and as a result there is no need to include an additional 'lapse' or non-delivery rate.

Housing Land Supply		
Period	Composition of sites	Number of dwellings
Deliverable 0-5 years	Large sites – with planning permission	1433
	Large sites – without planning permission	806
	Small sites - allowance (87 x 5)	435
	Sub total	2674
Developable 6-10 years	Large sites – with planning permission	885
	Large sites - without planning permission	2,787
	Small sites - allowance (87 x 5)	435
	Sub total	4107
Developable 11-15 years	Large sites – with planning permission	272
	Large sites - without planning permission	2233
	Small sites - allowance (87 x 5)	435
	Sub total	2940
Total		9721

Table 3.7: Deliverable and developable housing land supply over the next 15 years

An Indicative Trajectory

- 3.20 The information from the previous tables has been used to produce an indicative trajectory of forecast delivery in Figure 1 on the following page. This illustrates on an annual basis how much housing can be provided and at what point in the future.

Figure 1: SHLAA 2017 – Indicative Trajectory



Risk Assessment

Review of Past Projections

- 3.21 The planning practice guidance (Paragraph: 025 Reference ID: 3-025-20140306) advises that a risk assessment should be made as to whether sites will come forward as anticipated. This 2017 report represents the Council's sixth comprehensive SHLAA. Given the importance of seeking to predict as accurately as possible future rates of delivery, a review of past projections has been undertaken in order to establish the degree of confidence of future projections and hence confidence with regards to the latest land supply assessments and trajectories.
- 3.22 The table below illustrates that the accuracy of previous projections is very high. Detailed analysis that compares actual completions with anticipated completions, concludes that actual completions were occurring on the sites where they were expected to.

Year	Projected	Actual	Balance
2009/10	306	388	+82
2010/11	435	527	+92
2011/12	563	600	+17
2012/13	643	647	+4
2013/14	578*	693	+115
2014/15	612*	687	+75
2015/16	458	595	+137
2016/17	366	492	+126

Table 3.8: Review of SHLAA projected/actual (Net) completions

**Projected figures based on those from 2012/13 SHLAA, as a SHLAA report was not produced in 2013 or 2014 (due to EIP of LPCS and subsequent High Court Challenge).*

- 3.23 The fact that projections have continually been exceeded serves to demonstrate the cautious approach within the SHLAA, which is entirely in keeping with the approach requested by stakeholders. In this regard the SHLAA represents the minimum forward land supply which trend information supports is likely to be exceeded. The accuracy of past projections will be kept under review to ensure that future assessments continue to provide an accurate prediction of future supply.

Demolitions/Losses

- 3.24 No additional allowance has been made for losses through demolition or conversions. This is because the figures for each SHLAA site's anticipated yield are estimated on a net basis rather than a gross basis within this report. In simple terms, if a single house is demolished to make way for 10 new apartments, then the SHLAA records the estimated yield for the site as being 9 units.

‘Small sites’ allowance

- 3.25 Paragraphs 2.57 to 2.63 of this report provides evidence to demonstrate that Warrington has a source of ‘small sites’ that can be considered deliverable on a regular basis. Therefore, a ‘small sites’ allowance of **87 dwellings per annum** has been included within the housing supply.
- 3.26 This figure will be monitored and updated, if necessary, in future years to reflect the observed number of completions from small sites.

Continuity of the forward land supply

- 3.27 The 2012 SHLAA represented the Council’s fourth successive SHLAA. As such it has been possible to begin to analyse the continuity of the anticipated forward land supply.
- 3.28 Table 3.9, below, shows that across the first four annual assessments the projected forward land supply was relatively stable. When actual completions have been exceeding projected rates, a reducing residual forward land supply would normally be experienced. This has not been the case in Warrington up to 2012, where the continuity of the forward land supply can be seen as enduring. This owes to a combination of the forward land supply having been continually topped up by an influx of new sites within each of the annual reviews (windfall), schemes securing planning permission at higher densities than envisaged by the SHLAA and sites previously deemed as being suitable but constrained being unlocked.

SHLAA	Deliverable (0-5 Year)	Developable (6-10 Year)	Developable (11-15 Year)	Total Del/Dev Supply
2009	2377	1639	1428	5444
2010	2073	1577	1704	5354
2011	2501	1308	1238	5047
2012	2765	1558	1562	5885
No SHLAA produced				
2015	3340	3819	2713	9872
2016	3494	3927	2868	10289
2017	2674	4107	2940	9721

Table 3.9: Anticipated forward land supply

- 3.29 Within the figures for 2009 to 2012 there was no reliance upon any of the key strategic proposals (Omega & Lingley Mere/Waterfront & Arpley Meadows) or other sites that were held back (HCA sites) through the emerging Local Plan Core Strategy. However, from 2015 onwards figures are included for these sites following the successful High Court Legal Challenge to the adopted Warrington Local Plan Core Strategy which subsequently resulted in the housing target being removed from the plan. Some of the figures for these sites are estimated whilst others are based on planning permissions that have been granted recently. It is important to note that since the inclusion of these sites the projected forward land supply has still remained relatively stable.

4 Conclusions

Assessing Housing Land Supply relative to Objectively Assessed Needs

- 4.1 The SHLAA is a key part of the evidence base for the current Local Plan Review. It forms part of the urban capacity assessment that has been undertaken to provide a robust understanding of the Borough's housing capacity, along with the master planning work for the town centre from now until 2032.
- 4.2 In addition to updating the SHLAA to identify the land available for housing over the next 15 years the Council commissioned and published a Strategic Housing Market Assessment (SHMA, in order to establish the Objectively Assessed Need (OAN) for housing in Warrington (Mid Mersey SHMA Jan 2016 and Mid Mersey SHMA Update – Warrington Addendum, May 2017)
- 4.3 The Council will confirm its approach to Warrington's housing need and target through the Local Plan Review process.

Monitoring and Review

- 4.4 The SHLAA will be updated on a regular basis to ensure it remains an effective and up to date evidence base for the future monitoring of housing provision against targets contained within the emerging Local Plan. The proposed updates will not alter the methodology, unless the PPG or NPPF is amended in a way which would require a review of the methodology.
- 4.5 However, housing completion monitoring will continue to be undertaken on a quarterly basis in order to ensure that the Council have an up to date record of housing provision even if a SHLAA Report is not produced annually and to ensure that the Council's Brownfield Land Register can be kept up to date.

Definition of Terms

Annual Monitoring Report (AMR): An annual report submitted to the Government by the Local Planning Authority assessing the progress with and the effectiveness of the Local Planning Framework.

Local Plan Core Strategy (LPCS): The document at the heart of the Local Plan that sets out the long-term spatial vision for the local planning authority area, the spatial objectives and strategic policies to deliver that vision.

Deliverable land: To be considered deliverable, sites should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. (Definition taken from the NPPF).

Developable land: To be considered developable, sites should be in a suitable location for housing development, and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged. (Definition taken from the NPPF).

Development Plan: This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Flood Risk: An expression of the combination of the flood probability or likelihood and the magnitude of the potential consequences of the flood event.

Flood Risk Assessment: A study to assess the risk to an area or site from flooding, now and in the future, and to assess the impact that any changes or development on the site or area will have on flood risk to the site and elsewhere. It may also identify, particularly at more local levels, how to manage those changes to ensure that flood risk is not increased. NPPF technical guidance differentiates between regional, sub-regional/strategic and site-specific flood risk assessments.

Green Belt: A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purpose of the Green Belt is to;

- check the unrestricted sprawl of large built up areas;
- prevent neighbouring towns from merging into one another;
- safeguard the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- assist urban regeneration by encouraging the recycling of derelict and other urban land.

The boundaries of the Green Belt in Warrington, which is contiguous with the Green Belt in Merseyside, Greater Manchester, and North Cheshire, are shown on the Local Plan Core Strategy Proposals Map.

Greenfield: Land on which no development has previously taken place unless the previous development was for agriculture or forestry purposes or, the remains of any structure or activity have since blended into the landscape.

Local Development Scheme (LDS): The local planning authority's programme for the preparation of Local Development Documents that must be agreed with Government and reviewed every year.

Local Plan: Documents within the Local Planning Framework that have development plan status. In Warrington, the key document at the heart of the Local Planning Framework is the Local Plan Core Strategy. All Local Plans must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report. Once adopted, development management decisions must be made in accordance with them unless material considerations indicate otherwise.

Local Planning Framework: This is a non-statutory term used to describe a set of documents, which includes all the local planning authority's Local Plans. A Local Planning Framework is comprised of:

- Local Plans (which form part of the statutory development plan)
- Supplementary Planning Documents

The Local Planning Framework will also comprise of other local development documents:

- the Statement of Community Involvement
- the Local Development Scheme
- the Annual Monitoring Report

National Planning Policy Framework (NPPF): The NPPF came into effect in March 2012 and sets out the Government's requirements for the planning system in the form of a statement of national policy which aims to achieve sustainable development through the preparation of local plans and the management of development proposals by local planning authorities. The NPPF replaces all previously published Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs) except for PPS10 (Sustainable Waste Management) which is still relevant until replaced in due course by a National Waste Plan.

Open Space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Planning Policy Statement (PPS): Issued by central Government to provide national policy advice on thematic subject areas. Now largely replaced by the NPPF.

Previously Developed Land (PDL): Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land

that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time (definition taken from the NPPF).

Regional Spatial Strategy (RSS): Part of the Development Plan. Identifies the scale and distribution of new housing in the region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal. Prepared by Regional Planning Bodies.

Statement of Community Involvement (SCI): sets out the standards to be achieved by the local authority in involving local communities in the preparation, alteration and continual review of Local Development Documents and development control decisions.

Strategic Flood Risk Assessment (SFRA): Part of the Local Planning Framework evidence base. A detailed and robust assessment of the extent and nature of the risk of flooding in an area and its implications for land use planning. Can set the criteria for the submission of planning applications in the future and for guiding subsequent development control decisions.

Strategic Housing Land Availability Assessment (SHLAA): Part of the Local Planning Framework evidence base. The document looks to identify sites with potential for housing, assess their potential and assess whether they are likely to be developed in order to identify a five, ten and fifteen year supply of housing for an area.

Strategic Housing Market Assessment (SHMA): Part of the Local Planning Framework evidence base. The document estimates need and demand for affordable and market housing and assesses how this varies across the study area. The document also considers future demographic trends and resulting housing requirements.

Unitary Development Plan (UDP): An old-style development plan prepared by a Metropolitan District and some Unitary Local Authorities. These plans will continue to operate for a time after the commencement of the new development plan system introduced by the Planning and Compulsory Purchase Act 2004, by virtue of specific transitional provisions.

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

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: Yes

Site Access Issues: Yes

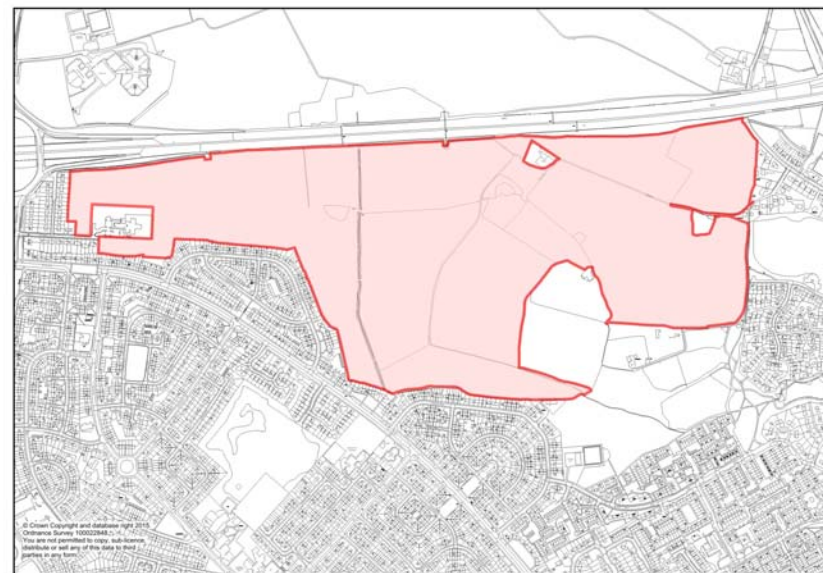
Surrounding Land Issues: Yes.

Infrastructure Issues: Yes

Hazardous Installations Issues: Yes

Amenity Issues: No

Ownership / Tenancy Issues: No



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: Yes

Recommended Gross Capacity: 1200

Residual Net Capacity: 1200

Deliverable 2017-2022: 135

2017/18:	2018/19:
2019/20: 25	2020/21: 55
2021/22: 55	

Developable 2022-2027: 550

2022/23: 110	2023/24: 110
2024/25: 110	2025/26: 110
2026/27: 110	

Developable 2027-2032: 515

2027/28: 110	2028/29: 110
2029/30: 110	2030/31: 110
2031/32: 75	

2032+:

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

Concluding Recommendation: Suitable, available and achievable