

Appendices

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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: 2019/35105

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

Please see interactive map on the website for site boundary

[Interactive map](#)

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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: 370
Residual Net Capacity: 370

Deliverable 2021-2026: 300	
2021/22: 20	2022/23: 70
2023/24: 70	2024/25: 70
2025/26: 70	
Developable 2026-2031: 70	
2026/27: 70	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: Derelict site

Gross Site Area (Ha): 0.8399999999999997	Net Developable Site Area (Ha): 0.75600000000000001
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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: No

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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 2021-2026: 362	
2021/22:	2022/23: 362
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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

Concluding Recommendation: Suitable, available and achievable

Site Name: Harry Fairclough
Site Address: Howley Lane, Howley, Warrington, WA1 2DN
Ward: Fairfield & Howley
Existing Use: Commercial

Gross Site Area (Ha): 0.55000000000000004	Net Developable Site Area (Ha): 0.49500000000000005
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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: 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

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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: 64.350000000000009
Residual Net Capacity: 64.350000000000009

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 64	
2026/27:	2027/28:
2028/29: 64	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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 medium term (6-10).

Concluding Recommendation: Suitable, likely to become 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): 2.3999999999999999	Net Developable Site Area (Ha): 2.3999999999999999
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Planning Permission History: 2019/34583

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

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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 2021-2026: 1	
2021/22: 1	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

Concluding Comments: Site currently benefits from a planning approval for residential development and is under construction. Capacity 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): 1.5750000000000002
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Planning Permission History: 2018/31871

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

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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: 189
Residual Net Capacity: 189

Deliverable 2021-2026: 189	
2021/22: 189	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

Concluding Comments: Site currently benefits from a planning approval for residential development and is under construction. Capacity 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): 1.5750000000000002
-----------------------------------	--

Planning Permission History: 2021/40307

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

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[Interactive map](#)

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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 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 9	
2026/27: 9	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

Concluding Comments:

Concluding Recommendation: Suitable, likely to become available and achievable

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

Gross Site Area (Ha): 0.5699999999999995	Net Developable Site Area (Ha): 0.5129999999999999
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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

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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: 66.68999999999984
Residual Net Capacity: 66.68999999999984

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 67	
2031/32:	2032/33:
2033/34: 67	2034/35:
2035/36:	
2036+:	

Concluding Comments: Site is considered suitable, achievable and currently benefits from a planning approval for residential development. Whilst, the site is not currently being actively marketed it is likely to become available in the longer term. The site is therefore considered to be developable (11-15)

Concluding Recommendation: Suitable, likely to become 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): 1.1799999999999999	Net Developable Site Area (Ha): 1.0620000000000001
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Planning Permission History: 2019/35548

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

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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: 550
Residual Net Capacity: 550

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 550	
2026/27:	2027/28:
2028/29: 550	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

Concluding Comments: Site is considered suitable, likely to become 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, likely to become 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): 59.450000000000003	Net Developable Site Area (Ha): 44.587500000000006
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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: A detailed design solution needs to be provided to demonstrate how the site can be accessed.
Surrounding Land Issues: n/a
Infrastructure Issues: No
Hazardous Installations Issues: Yes
Amenity Issues: No
Ownership / Tenancy Issues: No

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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 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 540	
2026/27: 60	2027/28: 120
2028/29: 120	2029/30: 120
2030/31: 120	
Developable 2031-2036: 600	
2031/32: 120	2032/33: 120
2033/34: 120	2034/35: 120
2035/36: 120	
2036+: 60	

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 considered to be developable within the (6-10) year period.

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): 0.33000000000000002	Net Developable Site Area (Ha): 0.33000000000000002
--	--

Planning Permission History: 2020/37075

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

Please see interactive map on the website for site boundary

[Interactive map](#)

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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: 16
Residual Net Capacity: 16

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 16	
2026/27:	2027/28:
2028/29: 16	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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 in the medium term (6-10).

Concluding Recommendation: Suitable, likely to become 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): 0.3499999999999998	Net Developable Site Area (Ha): 0.3499999999999998
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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

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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 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 7	
2031/32: 7	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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) (Masterplan Parcel K7)

Site Address: South of WA1 1NA

Ward: Bewsey & Whitecross

Gross Site Area (Ha): 16.125699999999998

Net Developable Site Area (Ha): 12.094275

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

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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: 604.71375

Residual Net Capacity: 604.71375

Deliverable 2021-2026: 0

2021/22: 2022/23:

2023/24: 2024/25:

2025/26:

Developable 2026-2031: 0

2026/27: 2027/28:

2028/29: 2029/30:

2030/31:

Developable 2031-2036: 180

2031/32: 20 2032/33: 40

2033/34: 40 2034/35: 40

2035/36: 40

2036+: 425

Concluding Comments: Site is considered suitable and available, but will only be achievable through delivery of essential infrastructure to overcome existing constraints. Residential development is being promoted by the Council, who now own the site through the publication of the Town Centre Masterplanning work and the emerging Local Plan. Essential highway infrastructure expected by 2029, and site will be available thereafter.

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Knutsford Road
Site Address: Knutsford Road, Latchford, WA4 1PL
Ward: Latchford East
Existing Use: Mixed Use

Gross Site Area (Ha): 2.48	Net Developable Site Area (Ha): 1.8599999999999999
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Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 2 & SW
Contaminated Land Issues: Yes
Ground Conditions Issues: Site within a 250m buffer of a historic landfill site (Runcorn and Latchford - Blackbear Canal).
Site Access Issues: n/a
Surrounding Land Issues: Mixed use area with variety of commercial uses. However, there have been recent planning consents for residential development on adjacent sites (eg. Raddon Court). Therefore, it is considered that these would not preclude residential use of the site.
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No

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

Recommended Gross Capacity: 55.79999999999997
Residual Net Capacity: 55.79999999999997

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 56	
2031/32: 35	2032/33: 21
2033/34:	2034/35:
2035/36:	
2036+:	

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

Gross Site Area (Ha): 0.8199999999999995	Net Developable Site Area (Ha): 0.4099999999999992
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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

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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: 4.099999999999996
Residual Net Capacity: 4.099999999999996

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 4	
2031/32:	2032/33:
2033/34: 4	2034/35:
2035/36:	
2036+:	

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): 0.8599999999999999	Net Developable Site Area (Ha): 0.7740000000000002
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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

Please see interactive map on the website for site boundary

[Interactive map](#)

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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 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 5	
2026/27:	2027/28:
2028/29: 5	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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, likely to become 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): 0.90000000000000002	Net Developable Site Area (Ha): 0.45000000000000007
--	--

Planning Permission History: n/a

Green Belt: Yes
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

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

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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: 11.250000000000002
Residual Net Capacity: 11.250000000000002

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 11	
2031/32:	2032/33:
2033/34: 11	2034/35:
2035/36:	
2036+:	

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) (Masterplan Parcel K5)
Site Address: Arpley Meadows
Ward: Bewsey & Whitecross
Existing Use: Vacant land

Gross Site Area (Ha): 19.460000000000001	Net Developable Site Area (Ha): 14.594999999999999
---	---

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: Former active landfill to the south west. However, it is no longer operational and is in the process of being restored.

Infrastructure Issues: Yes

Hazardous Installations Issues: No

Amenity Issues: No

Please see interactive map on the website for site boundary

[Interactive map](#)

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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: 729.75

Residual Net Capacity: 729.75

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 120	
2026/27:	2027/28:
2028/29:	2029/30: 40
2030/31: 80	
Developable 2031-2036: 400	
2031/32: 80	2032/33: 80
2033/34: 80	2034/35: 80
2035/36: 80	
2036+: 210	

Concluding Comments: Site is considered suitable and available, but will only be achievable through delivery of essential infrastructure to overcome existing constraints. Residential development is being promoted by the Council, who now own the site through the publication of the Town Centre Masterplanning work and the emerging Local Plan. Essential highway infrastructure expected by 2027, and site will be available thereafter.

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Bewsey Old Hall
Site Address: Bewsey Farm Close, Warrington
Ward: Chapelford & Old Hall
Existing Use: Vacant building and park land

Gross Site Area (Ha): 3.0299999999999998	Net Developable Site Area (Ha): 3.0299999999999998
---	--

Planning Permission History: 2007/10550 and APP/M0655/A/08/2092759/NWF

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

Please see interactive map on the website for site boundary

[Interactive map](#)

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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: n/a

Recommended Gross Capacity: 55
Residual Net Capacity: 48

Deliverable 2021-2026: 48	
2021/22:	2022/23:
2023/24: 48	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

Concluding Comments: 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). 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, Bruche, WA1 3BG
Ward: Poulton South
Existing Use: Redundant institution

Gross Site Area (Ha): 8.8100000000000005	Net Developable Site Area (Ha): 8.8100000000000005
---	--

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

Please see interactive map on the website for site boundary

[Interactive map](#)

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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 2021-2026: 45	
2021/22: 45	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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

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): 17.280000000000001	Net Developable Site Area (Ha): 12.960000000000001
---	---

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

Please see interactive map on the website for site boundary

[Interactive map](#)

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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: 232
Residual Net Capacity: 232

Deliverable 2021-2026: 232	
2021/22: 12	2022/23: 64
2023/24: 68	2024/25: 72
2025/26: 16	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: Grappenhall Heys (Phase 1a)
Site Address: Off Curzon Drive, Grappenhall Heys
Ward: Grappenhall
Existing Use: New Town Reserved Land

Gross Site Area (Ha): 2.4100000000000001	Net Developable Site Area (Ha): 1.8074999999999999
---	--

Planning Permission History: 2019/36202

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

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

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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: 58
Residual Net Capacity: 58

Deliverable 2021-2026: 58	
2021/22: 35	2022/23: 23
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: Grappenhall Heys (Phase 1b)
Site Address: Off Curzon Drive, Grappenhall Heys
Ward: Grappenhall
Existing Use: New Town Reserved Land

Gross Site Area (Ha): 5.179999999999997	Net Developable Site Area (Ha): 3.884999999999998
--	--

Planning Permission History: 2020/38247

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

Please see interactive map on the website for site boundary

[Interactive map](#)

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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: 110
Residual Net Capacity: 110

Deliverable 2021-2026: 110	
2021/22: 35	2022/23: 55
2023/24: 20	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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): 1.3200000000000001	Net Developable Site Area (Ha): 0.7920000000000004
---	---

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

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

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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: 27.720000000000002
Residual Net Capacity: 27.720000000000002

Deliverable 2021-2026: 28	
2021/22:	2022/23:
2023/24: 10	2024/25: 18
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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): 5.6549999999999994
-----------------------------------	--

Planning Permission History: 2018/32672

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

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

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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: 23

Deliverable 2021-2026: 23	
2021/22: 23	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

Concluding Comments: Site currently benefits from a planning approval for residential development and is under construction. Capacity 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):
1.3049999999999999

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

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

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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: 65.25
Residual Net Capacity: 65.25

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 65	
2026/27:	2027/28:
2028/29: 17	2029/30: 35
2030/31: 13	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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): 16.649999999999999	Net Developable Site Area (Ha): 12.487499999999999
---	---

Planning Permission History: 2019/35711

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

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

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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: 513
Residual Net Capacity: 513

Deliverable 2021-2026: 495	
2021/22: 43	2022/23: 136
2023/24: 166	2024/25: 102
2025/26: 48	
Developable 2026-2031: 18	
2026/27: 18	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

Concluding Comments: Site is considered suitable, available and achievable and benefits from a resolution to grant planning approval for residential development. The site is being promoted for development and funding has been secured for Phase 1 of the Warrington Waterfront Access Strategy for the construction of the new link road and bridge between Chester Road (A5060) and Slutchers Lane, which are now complete. Therefore, development is expected to commence on site within the deliverable (0-5) year period.

Concluding Recommendation: Suitable, 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): 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

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

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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: 11.1
Residual Net Capacity: 11.1

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 11	
2026/27:	2027/28:
2028/29: 11	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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 in the medium term (6-10).

Concluding Recommendation: Suitable, likely to become 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): 0.46000000000000002	Net Developable Site Area (Ha): 0.41399999999999998
--	---

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

Please see interactive map on the website for site boundary

[Interactive map](#)

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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: 20.699999999999999
Residual Net Capacity: 20.699999999999999

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 21	
2026/27:	2027/28:
2028/29: 10	2029/30: 11
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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): 0.33000000000000002	Net Developable Site Area (Ha): 0.33000000000000002
--	---

Planning Permission History: 2018/33106

Green Belt: No
GF / PDL: GF
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

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

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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: 6

Deliverable 2021-2026: 6	
2021/22:	2022/23: 6
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: Hall Motors Site
Site Address: Folly Lane, Warrington, WA5 0LZ
Ward: Bewsey & Whitecross
Existing Use: Car showroom / garage

Gross Site Area (Ha): 0.8499999999999998	Net Developable Site Area (Ha): 0.76500000000000001
---	---

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

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

If you have difficulty viewing the map,
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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: 30.600000000000001
Residual Net Capacity: 30.600000000000001

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 31	
2031/32: 10	2032/33: 20
2033/34: 1	2034/35:
2035/36:	
2036+:	

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

Please see interactive map on the website for site boundary

[Interactive map](#)

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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 2021-2026: 10	
2021/22:	2022/23: 10
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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): 0.26000000000000001	Net Developable Site Area (Ha): 0.26000000000000001
--	---

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

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[Interactive map](#)

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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: 7.8000000000000007
Residual Net Capacity: 7.8000000000000007

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 8	
2026/27:	2027/28:
2028/29: 8	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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 (Skate Academy)
Site Address: Academy Way / Buttermarket Street, Warrington, WA1 2NP
Ward: Bewsey & Whitecross
Existing Use: Indoor skate rink

Gross Site Area (Ha): 0.39000000000000001	Net Developable Site Area (Ha): 0.39000000000000001
--	--

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

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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 2021-2026: 144	
2021/22: 80	2022/23: 64
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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

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): 1.8999999999999999

Net Developable Site Area (Ha): 1.425

Planning Permission History: 2018/33771

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

Please see interactive map on the website for site boundary

[Interactive map](#)

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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: 160
Residual Net Capacity: 160

Deliverable 2021-2026: 160	
2021/22:	2022/23: 55
2023/24: 55	2024/25: 50
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

Concluding Comments: Site is considered suitable, available and achievable and is currently the subject of an outline planning application for residential development (DM Committee resolution to grant permission subject to S106 Agreement being signed). 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): 0.8499999999999998	Net Developable Site Area (Ha): 0.7650000000000001
---	--

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

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[Interactive map](#)

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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: 38.25
Residual Net Capacity: 38.25

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 38	
2026/27:	2027/28:
2028/29: 20	2029/30: 18
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: Garven Place Clinic
Site Address: Legh Street, Warrington, WA1 1UQ
Ward: Bewsey & Whitecross
Existing Use: Car Park

Gross Site Area (Ha): 0.56000000000000005	Net Developable Site Area (Ha): 0.56000000000000005
--	--

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

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[Interactive map](#)

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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: 16.800000000000001
Residual Net Capacity: 16.800000000000001

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 17	
2026/27:	2027/28:
2028/29: 17	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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 the site is now being actively promoted and the priority location in the heart of the Town Centre.

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Land at 3 Delenty Drive
Site Address: Birchwood, WA3 6AN
Ward: Birchwood
Existing Use: Derelict site

Gross Site Area (Ha): 0.3499999999999998	Net Developable Site Area (Ha): 0.3499999999999998
---	--

Planning Permission History: 2019/34700

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

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[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

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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 2021-2026: 10	
2021/22: 10	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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

Concluding Recommendation: Suitable, available and achievable

Site Name: Land Adjacent to Rose Villa
Site Address: Penkford Lane, Collins Green, WA5 4EE
Ward: Burtonwood & Winwick
Existing Use: Derelict land

Gross Site Area (Ha): 0.27000000000000002	Net Developable Site Area (Ha): 0.27000000000000002
--	---

Planning Permission History: 2019/35200

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: Yes
Amenity Issues: No
Ownership / Tenancy Issues: No

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

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Active Use: No
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: 17.77777777777779
Residual Net Capacity: 17.77777777777779

Deliverable 2021-2026: 18	
2021/22:	2022/23:
2023/24: 18	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: 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: Unknown

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

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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 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 25	
2031/32:	2032/33:
2033/34: 25	2034/35:
2035/36:	
2036+:	

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

Gross Site Area (Ha): 3.069999999999998	Net Developable Site Area (Ha): 2.302499999999998
--	--

Planning Permission History: 2018/33778

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

Please see interactive map on the website for site boundary

[Interactive map](#)

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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: 39

Deliverable 2021-2026: 39	
2021/22: 35	2022/23: 4
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: 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

Please see interactive map on the website for site boundary

[Interactive map](#)

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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: 2
Residual Net Capacity: 1

Deliverable 2021-2026: 1	
2021/22: 1	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

Concluding Comments: Site currently benefits from a planning approval for residential development and is under construction. Capacity 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/ Blackbear Bridge, WA4 1NH
Ward: Latchford East
Existing Use: Commercial premises and underutilised land

Gross Site Area (Ha): 0.5600000000000005	Net Developable Site Area (Ha): 0.5040000000000011
---	---

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 2
Contaminated Land Issues: Yes
Ground Conditions Issues: Site within a 250m buffer of a historic landfill site (Runcorn and Latchford - Blackbear Canal).
Site Access Issues: n/a
Surrounding Land Issues: Mixed use area with variety of commercial uses. However, there have been recent planning consents for residential development on adjacent sites (eg. Raddon Court). Therefore, it is considered that these would not preclude residential use of the site.
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No

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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: 15.120000000000003
Residual Net Capacity: 15.120000000000003

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 15	
2031/32: 10	2032/33: 5
2033/34:	2034/35:
2035/36:	
2036+:	

Concluding Comments: Site is considered suitable, achievable and whilst not available at present is likely to become available within the plan period. However, the site is 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 longer-term (years 11-15) following cessation of any remaining commercial leases.

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Lingley Mere (Phase 2)
Site Address: Windermere House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP
Ward: Great Sankey North & Whittle Hall

Gross Site Area (Ha): 7.5999999999999996	Net Developable Site Area (Ha): 6.8399999999999999
---	---

Planning Permission History: 2018/32061 2019/36181

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

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[Interactive map](#)
 (Select the SHLAA 2021 mapping layer to view)

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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: 209
Residual Net Capacity: 53

Deliverable 2021-2026: 53	
2021/22: 53	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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 (Remainder)
Site Address: West Side of Burtonwood Road, Warrington, WA5
Ward: Great Sankey North & Whittle Hall
Existing Use: Vacant Land

Gross Site Area (Ha): 18.870000000000001	Net Developable Site Area (Ha): 14.1525
---	--

Planning Permission History: 2015/26469

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

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[Interactive map](#)

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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: 476
Residual Net Capacity: 476

Deliverable 2021-2026: 275	
2021/22:	2022/23:
2023/24: 55	2024/25: 110
2025/26: 110	
Developable 2026-2031: 201	
2026/27: 110	2027/28: 91
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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

Gross Site Area (Ha): 6.3600000000000003

Net Developable Site Area (Ha): 4.7700000000000005

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

Please see interactive map on the website for site boundary

[Interactive map](#)

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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: 9

Deliverable 2021-2026: 9	
2021/22: 9	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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

Gross Site Area (Ha): 5.8700000000000001

Net Developable Site Area (Ha):
4.4024999999999999

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: 54

Deliverable 2021-2026: 54	
2021/22: 35	2022/23: 19
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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

Gross Site Area (Ha): 4.5

Net Developable Site Area (Ha): 3.375

Planning Permission History: 2018/32124

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

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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: 86
Residual Net Capacity: 39

Deliverable 2021-2026: 39	
2021/22: 35	2022/23: 4
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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 3A)
Site Address: Land Bounded by Stanhoe Drive to the South and by, Whittle Avenue to the East, (Phase 3A (Zone 6) Omega South), Warrington
Ward: Great Sankey North & Whittle Hall

Gross Site Area (Ha): 5.3300000000000001

Net Developable Site Area (Ha): 3.9975000000000001

Planning Permission History: 2019/35721

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 2 & 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

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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: 162

Deliverable 2021-2026: 162	
2021/22: 55	2022/23: 55
2023/24: 52	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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

Gross Site Area (Ha): 4.8200000000000003	Net Developable Site Area (Ha): 3.6149999999999998
---	---

Planning Permission History: n/a

Green Belt: Yes
GF / PDL: GF/PDL
Flood Zone (Highest Risk on site): 3b
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

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[Interactive map](#)

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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 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 2	
2031/32:	2032/33:
2033/34: 2	2034/35:
2035/36:	
2036+:	

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: Former School

Gross Site Area (Ha): 2.2999999999999998	Net Developable Site Area (Ha): 1.7249999999999999
---	--

Planning Permission History: 2020/36798

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

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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: 92
Residual Net Capacity: 92

Deliverable 2021-2026: 92	
2021/22: 38	2022/23: 54
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

Concluding Comments: Site currently benefits from a planning approval for residential development and is under construction. Capacity 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): 0.8500000000000009
----------------------------------	--

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

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[Interactive map](#)

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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 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 20	
2026/27:	2027/28:
2028/29: 10	2029/30: 10
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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 adj to Cherry Tree Primary School
Site Address: Hardy Road, Lymm, WA13 ONX
Ward: Lymm South
Existing Use: Paddocks

Gross Site Area (Ha): 1.8999999999999999	Net Developable Site Area (Ha): 1.425
---	--

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

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[Interactive map](#)

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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: 42.75
Residual Net Capacity: 42.75

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 43	
2026/27:	2027/28:
2028/29: 10	2029/30: 20
2030/31: 13	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

Concluding Comments: Site is considered suitable, available and achievable and whilst does not benefit from planning permission the site has been identified to be brought forward for residential use by the Council's newly created Housing Company. 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: 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): 1.8700000000000001

Net Developable Site Area (Ha): 1.6830000000000001

Planning Permission History: n/a

Green Belt: No
GF / PDL: GF
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

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[Interactive map](#)

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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: 50.490000000000002
Residual Net Capacity: 50.490000000000002

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 50	
2026/27:	2027/28:
2028/29: 10	2029/30: 20
2030/31: 20	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

Concluding Comments: Whilst the site does not currently benefit from planning permission the site has been identified to be brought forward for residential use by the Council's newly created Housing Company. 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: Bewsey Old School
Site Address: Off Lockton Lane, Bewsey, WA5 0BF
Ward: Bewsey & Whitecross
Existing Use: Cleared site

Gross Site Area (Ha): 0.80000000000000004	Net Developable Site Area (Ha): 0.71999999999999997
--	---

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

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[Interactive map](#)

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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: 21.599999999999998
Residual Net Capacity: 21.599999999999998

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 22	
2026/27:	2027/28:
2028/29: 10	2029/30: 12
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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

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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: 9.300000000000007
Residual Net Capacity: 9.300000000000007

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 9	
2026/27:	2027/28:
2028/29: 9	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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): 0.4299999999999999	Net Developable Site Area (Ha): 0.38700000000000001
---	---

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

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[Interactive map](#)

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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: 11.609999999999999
Residual Net Capacity: 11.609999999999999

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 12	
2031/32:	2032/33:
2033/34: 12	2034/35:
2035/36:	
2036+:	

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 longer term (11-15).

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: Former care home

Gross Site Area (Ha): 0.4899999999999999	Net Developable Site Area (Ha): 0.441
---	--

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

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[Interactive map](#)

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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 2021-2026: 21	
2021/22:	2022/23:
2023/24: 10	2024/25: 11
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: 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): 0.41999999999999998	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
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

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[Interactive map](#)

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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 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 11	
2031/32:	2032/33:
2033/34: 11	2034/35:
2035/36:	
2036+:	

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 adjacent Colas, Loushers Lane
Site Address: Land to the north west of Colas, south east of Priestley College, Loushers Lane, Latchford, Warrington, WA4
Ward: Latchford West

Gross Site Area (Ha): 2.4399999999999999	Net Developable Site Area (Ha): 1.8299999999999998
---	---

Planning Permission History: 2019/35516

Green Belt: No
GF / PDL: GF/PDL
Flood Zone (Highest Risk on site): 2
Contaminated Land Issues: No
Ground Conditions Issues: n/a
Site Access Issues: Access from Loushers Lane would appear to be shared with that serving the adjacent bitumen plant and hence potential for conflict between residential and industrial traffic is an obvious concern.
Surrounding Land Issues: Proximity to bitumen manufacturing plant adjoining the site to the south east.
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

If you have difficulty viewing the map,
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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: 140
Residual Net Capacity: 140

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 140	
2026/27:	2027/28:
2028/29: 55	2029/30: 55
2030/31: 30	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

Concluding Comments: Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development (albeit that it is currently the subject of an outline planning application for residential development with a DM Committee resolution to grant permission subject to S106 Agreement being signed). The site is therefore considered developable from the medium term onwards (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Whispers
Site Address: Green Lane, Winwick, WA2 8SE
Ward: Burtonwood & Winwick
Existing Use: Residential curtilage

Gross Site Area (Ha): 0.41999999999999998	Net Developable Site Area (Ha): 0.378
--	--

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

Please see interactive map on the website for site boundary

[Interactive map](#)

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If you have difficulty viewing the map,
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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 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 4	
2026/27:	2027/28:
2028/29: 4	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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. The site is therefore considered to be developable in the medium term (6-10 year period).

Concluding Recommendation: Suitable, likely to become 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): 0.4799999999999998	Net Developable Site Area (Ha): 0.4319999999999994
---	--

Planning Permission History: 2020/38271

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

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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: 12.959999999999997
Residual Net Capacity: 12.959999999999997

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 13	
2026/27: 10	2027/28: 3
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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. The site is therefore considered to be developable in the medium term (6-10 year period).

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): 0.39000000000000001	Net Developable Site Area (Ha): 0.39000000000000001
--	--

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

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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: 19.5
Residual Net Capacity: 19.5

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 20	
2031/32:	2032/33:
2033/34: 20	2034/35:
2035/36:	
2036+:	

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): 0.34000000000000002	Net Developable Site Area (Ha): 0.34000000000000002
--	---

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

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[Interactive map](#)

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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: 44.200000000000003
Residual Net Capacity: 44.200000000000003

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 44	
2031/32:	2032/33:
2033/34:	2034/35: 44
2035/36:	
2036+:	

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: Commercial

Gross Site Area (Ha): 0.32000000000000001	Net Developable Site Area (Ha): 0.32000000000000001
--	--

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

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[Interactive map](#)

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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: 41.600000000000001
Residual Net Capacity: 41.600000000000001

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 42	
2031/32:	2032/33:
2033/34:	2034/35: 42
2035/36:	
2036+:	

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): 0.93000000000000005	Net Developable Site Area (Ha): 0.83700000000000008
--	--

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: Mixed use area with variety of commercial uses. However, there have been recent planning consents for residential development on adjacent sites (eg. Orchard Street). Therefore, it is considered that these would not preclude residential use of the site.
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No

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[Interactive map](#)

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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: 108.81000000000002
Residual Net Capacity: 108.81000000000002

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 109	
2026/27:	2027/28:
2028/29:	2029/30: 109
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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): 4.8600000000000003	Net Developable Site Area (Ha): 3.6450000000000005
---	---

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

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[Interactive map](#)

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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: 127.57500000000002
Residual Net Capacity: 127.57500000000002

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 128	
2031/32:	2032/33:
2033/34: 27	2034/35: 55
2035/36: 46	
2036+:	

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 longer term (11-15) 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: Former Willowpool Nurseries site
Site Address: 25 Burford Lane, Lymm, WA13 0SH
Ward: Lymm South
Existing Use: Former garden centre and nurseury

Gross Site Area (Ha): 2.02	Net Developable Site Area (Ha): 0.8079999999999994
-----------------------------------	--

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

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[Interactive map](#)

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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: 13
Residual Net Capacity: 5

Deliverable 2021-2026: 5	
2021/22: 5	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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

Gross Site Area (Ha): 0.53000000000000003	Net Developable Site Area (Ha): 0.53000000000000003
--	--

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

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

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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 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 33	
2026/27: 33	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: Former Mr Smiths Site
Site Address: Wilson Patten Street, Warrington, WA1 1HN
Ward: Bewsey & Whitecross
Existing Use: Car Park

Gross Site Area (Ha): 0.80000000000000004	Net Developable Site Area (Ha): 0.71999999999999997
--	--

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 3a
Contaminated Land Issues: Yes
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: Mixture of uses in waterfront and gateway location. TC/Heritage location should influence the design and layout of any future design solution.
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

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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: 198
Residual Net Capacity: 198

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 198	
2026/27: 198	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: Railway Sidings/Depot
Site Address: Wilson Patten Street, Warrington, WA1 1PR
Ward: Bewsey & Whitecross
Existing Use:

Gross Site Area (Ha): 0.3499999999999998	Net Developable Site Area (Ha): 0.3149999999999995
---	--

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 3a
Contaminated Land Issues: Yes
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: Mixture of uses in waterfront and gateway location. TC location should influence the design and layout of any future design solution.
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

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[Interactive map](#)

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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: 86.62499999999986
Residual Net Capacity: 86.62499999999986

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 87	
2031/32: 87	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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 (11-15).

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Warrington Civils & Lintels
Site Address: Wilson Patten Street, Warrington, WA1 1HN
Ward: Bewsey & Whitecross
Existing Use: Commercial

Gross Site Area (Ha): 1.1299999999999999	Net Developable Site Area (Ha): 1.0169999999999999
---	--

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 3a
Contaminated Land Issues: Yes
Ground Conditions Issues: n/a
Site Access Issues: n/a
Surrounding Land Issues: Mixture of uses in waterfront and gateway location. TC/Heritage location should influence the design and layout of any future design solution.
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

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[Interactive map](#)

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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: 132.20999999999998
Residual Net Capacity: 132.20999999999998

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 132	
2026/27:	2027/28: 132
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: Go Outdoors
Site Address: Wilson Patten Street, Warrington, WA1 1PS
Ward: Bewsey & Whitecross
Existing Use: Retail

Gross Site Area (Ha): 0.88	Net Developable Site Area (Ha): 0.7920000000000004
-----------------------------------	--

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: Mixture of uses in waterfront and gateway location. TC/Heritage location should influence the design and layout of any future design solution.
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Please see interactive map on the website for site boundary

[Interactive map](#)

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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: 102.96000000000001
Residual Net Capacity: 102.96000000000001

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 103	
2026/27:	2027/28:
2028/29: 103	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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): 0.8199999999999995	Net Developable Site Area (Ha): 0.7379999999999988
---	--

Planning Permission History: n/a

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: 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

Please see interactive map on the website for site boundary

[Interactive map](#)

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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: 202.94999999999996
Residual Net Capacity: 202.94999999999996

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 203	
2026/27: 203	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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 at Scotland Road
Site Address: Cockhedge Shopping Centre, Warrington, WA1 2QQ
Ward: Bewsey & Whitecross
Existing Use: Retail

Gross Site Area (Ha): 1.6399999999999999	Net Developable Site Area (Ha): 1.4759999999999998
---	--

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

Please see interactive map on the website for site boundary

[Interactive map](#)

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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: 553.4999999999989
Residual Net Capacity: 553.4999999999989

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 554	
2026/27:	2027/28:
2028/29: 554	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: Scottish Power
Site Address: Central Avenue, off Wilderspool Causeway, Warrington, WA4 6QD
Ward: Latchford West
Existing Use: Office & Depot

Gross Site Area (Ha): 2.2200000000000002	Net Developable Site Area (Ha): 1.665
---	--

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 2
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

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

If you have difficulty viewing the map,
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localplan@warrington.gov.uk

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: 91.57500000000003
Residual Net Capacity: 91.57500000000003

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 92	
2031/32:	2032/33:
2033/34: 35	2034/35: 35
2035/36: 22	
2036+:	

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 (11-15).

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Causeway Park
Site Address: Central Avenue, off Wilderspool Causeway, Warrington, WA4 6QS
Ward: Latchford West
Existing Use: Employment

Gross Site Area (Ha): 2.27	Net Developable Site Area (Ha): 1.7025000000000001
-----------------------------------	--

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 2
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: Multiple leaseholdings

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[Interactive map](#)

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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: 93.637500000000003
Residual Net Capacity: 93.637500000000003

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 94	
2026/27:	2027/28:
2028/29: 35	2029/30: 35
2030/31: 24	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: Motor House
Site Address: Orford Lane, Warrington, WA2 7AZ
Ward: Orford
Existing Use: Commercial garage

Gross Site Area (Ha): 0.39000000000000001	Net Developable Site Area (Ha): 0.39000000000000001
--	---

Planning Permission History: n/a

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 2 & 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

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[Interactive map](#)

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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: 19.5
Residual Net Capacity: 19.5

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 20	
2026/27:	2027/28:
2028/29: 10	2029/30: 10
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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 medium term (6-10).

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): 1.3200000000000001	Net Developable Site Area (Ha): 1.1879999999999999
---	--

Planning Permission History: 2020/36579

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

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[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

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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: 69
Residual Net Capacity: 69

Deliverable 2021-2026: 69	
2021/22: 28	2022/23: 41
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: Former public houses

Gross Site Area (Ha): 0.40000000000000002	Net Developable Site Area (Ha): 0.26400000000000001
--	---

Planning Permission History: 2019/34399

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

Please see interactive map on the website for site boundary

[Interactive map](#)

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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: 10
Residual Net Capacity: 10

Deliverable 2021-2026: 10	
2021/22: 10	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

Concluding Comments: Site currently benefits from a planning approval for residential development and is under construction. Capacity 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): 0.91000000000000003
-----------------------------------	---

Planning Permission History: n/a

Green Belt: Yes
GF / PDL: GF/PDL
Flood Zone (Highest Risk on site): 3b
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

Please see interactive map on the website for site boundary

[Interactive map](#)

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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

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 4	
2026/27:	2027/28:
2028/29: 4	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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 land owner is likely to be actively disposing of the site and as such it is therefore considered to be developable in the medium-term (6-10).

Concluding Recommendation: Suitable, likely to become 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): 0.40000000000000002	Net Developable Site Area (Ha): 0.40000000000000002
--	--

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

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[Interactive map](#)

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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 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 4	
2026/27:	2027/28:
2028/29:	2029/30: 4
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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

Gross Site Area (Ha): 0.8499999999999998	Net Developable Site Area (Ha): 0.7700000000000002
---	--

Planning Permission History: 2019/35359

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: No

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[Interactive map](#)

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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: 30
Residual Net Capacity: 30

Deliverable 2021-2026: 30	
2021/22:	2022/23:
2023/24: 30	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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

Gross Site Area (Ha): 1.8700000000000001	Net Developable Site Area (Ha): 1.6799999999999999
---	--

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

Please see interactive map on the website for site boundary

[Interactive map](#)

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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 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 42	
2026/27:	2027/28:
2028/29:	2029/30: 17
2030/31: 25	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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): 0.2999999999999999	Net Developable Site Area (Ha): 0.2999999999999999
---	--

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

Please see interactive map on the website for site boundary

[Interactive map](#)

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Active Use: No
Site Developable Now: Yes
Promotion by Owner: No
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 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 2	
2026/27:	2027/28:
2028/29: 2	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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

Gross Site Area (Ha): 0.4099999999999998	Net Developable Site Area (Ha): 0.3689999999999994
---	--

Planning Permission History: 2016/27350

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: No

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[Interactive map](#)

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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 2021-2026: 18	
2021/22:	2022/23:
2023/24: 10	2024/25: 8
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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): 0.8199999999999995	Net Developable Site Area (Ha): 0.7379999999999988
---	--

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

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

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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 2021-2026: 31	
2021/22: 22	2022/23: 9
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

Concluding Comments: Site currently benefits from a planning approval for residential development and is under construction. 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

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

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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 2021-2026: 2	
2021/22:	2022/23: 2
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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): 0.2999999999999999	Net Developable Site Area (Ha): 0.2999999999999999
---	--

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

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

If you have difficulty viewing the map,
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Active Use: No
Site Developable Now: Yes
Promotion by Owner: No
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 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 1	
2026/27:	2027/28:
2028/29: 1	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: 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

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

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Active Use: No
Site Developable Now: Yes
Promotion by Owner: No
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 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 2	
2026/27:	2027/28:
2028/29: 2	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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

Gross Site Area (Ha): 0.5899999999999997	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

Please see interactive map on the website for site boundary

[Interactive map](#)

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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 2021-2026: 1	
2021/22: 1	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

Concluding Comments: Site currently benefits from a planning approval for residential development and is under construction. 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): 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

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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 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 11	
2026/27:	2027/28:
2028/29: 10	2029/30:
2030/31:	1
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: 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: 2019/35847

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

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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 2021-2026: 1	
2021/22: 1	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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

Concluding Recommendation: Suitable, available and achievable

Site Name: Lymm Hall
Site Address: Rectory Lane, Lymm, Warrington, WA13 0AJ
Ward: Lymm South
Existing Use: Residential curtilage

Gross Site Area (Ha): 0.62	Net Developable Site Area (Ha): 0.4649999999999997
-----------------------------------	--

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

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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 2021-2026: 5	
2021/22:	2022/23: 5
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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 at Massey Brook Farm
Site Address: Massey Brook Lane, Lymm, WA13 0PH
Ward: Lymm South
Existing Use: Agriculture

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

Planning Permission History: 2020/37354

Green Belt: Yes
GF / PDL: GF
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

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[Interactive map](#)

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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 2021-2026: 9	
2021/22:	2022/23: 9
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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): 0.80000000000000004	Net Developable Site Area (Ha): 0.32000000000000001
--	--

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

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[Interactive map](#)

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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: 11.200000000000001
Residual Net Capacity: 11.200000000000001

Deliverable 2021-2026: 11	
2021/22:	2022/23:
2023/24: 10	2024/25: 1
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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 south of Rushgreen Road (East Site)
Site Address: Lymm, Warrington, WA13 9PR
Ward: Lymm North & Thelwall
Existing Use: Commercial Use

Gross Site Area (Ha): 4.29	Net Developable Site Area (Ha): 3.2175000000000002
-----------------------------------	--

Planning Permission History: 2017/31816

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

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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: 64
Residual Net Capacity: 42

Deliverable 2021-2026: 42	
2021/22: 35	2022/23: 7
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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

Concluding Recommendation: Suitable, available and achievable

Site Name: Old Rectory
Site Address: Church Lane, Grappenhall, WA4 3EP
Ward: Grappenhall
Existing Use: Care Home

Gross Site Area (Ha): 0.55000000000000004	Net Developable Site Area (Ha): 0.49500000000000005
--	--

Planning Permission History: 2020/38186

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

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[Interactive map](#)

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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: 14.850000000000001
Residual Net Capacity: 14.850000000000001

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 15	
2026/27:	2027/28:
2028/29: 15	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

Concluding Comments: Site is considered suitable, available and achievable but does not currently benefit from a planning approval for residential development. 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: Delph Farm
Site Address: Delph Lane, Winwick, Warrington, WA2 8RW
Ward: Burtonwood & Winwick
Existing Use: Equestrian

Gross Site Area (Ha): 1.1000000000000001	Net Developable Site Area (Ha): 0.9900000000000001
---	---

Planning Permission History: 2019/34877

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

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[Interactive map](#)

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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: 19
Residual Net Capacity: 19

Deliverable 2021-2026: 19	
2021/22:	2022/23: 10
2023/24: 9	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: Lymm Rugby Football Club
Site Address: Crouchley Lane, Lymm, Warrington, WA13 0AT
Ward: Lymm South
Existing Use: Rugby Football club

Gross Site Area (Ha): 3.0600000000000001	Net Developable Site Area (Ha): 22.797000000000001
---	---

Planning Permission History: 2016/28521

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

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

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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: 14
Residual Net Capacity: 14

Deliverable 2021-2026: 14	
2021/22:	2022/23: 10
2023/24: 4	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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 to the rear of 169 Warrington Road
Site Address: Penketh, Warrington, WA5 2EN
Ward: Penketh & Cuerdley
Existing Use: Residential Curtilage

Gross Site Area (Ha): 0.25

Net Developable Site Area (Ha): 0.25

Planning Permission History: 2017/31631

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: No

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[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

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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 2021-2026: 2	
2021/22:	2022/23: 2
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: Woodend Farm
Site Address: Woodend Lane, Rixton, Warrington, WA3 6EG
Ward: Rixton & Woolston
Existing Use: Tyre Store

Gross Site Area (Ha): 0.55000000000000004	Net Developable Site Area (Ha): 0.55000000000000004
--	---

Planning Permission History: 2018/32055

Green Belt: Yes
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

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[Interactive map](#)

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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 2021-2026: 1	
2021/22:	2022/23: 1
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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 at Dingle Farm
Site Address: Dingle Lane, Appleton, Warrington, WA4 3HR
Ward: Grappenhall
Existing Use: Agricultural

Gross Site Area (Ha): 0.25

Net Developable Site Area (Ha): 0.25

Planning Permission History: 2019/35683 2019/39336

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

Please see interactive map on the website for site boundary

[Interactive map](#)

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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: 4

Deliverable 2021-2026: 4	
2021/22:	2022/23: 4
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: Blackburn Arms PH
Site Address: Orford Green, Orford, Warrington, WA2 8PL
Ward: Orford
Existing Use: Former Public House

Gross Site Area (Ha): 0.5	Net Developable Site Area (Ha): 0.45000000000000001
----------------------------------	---

Planning Permission History: 2019/34688

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 3
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

Please see interactive map on the website for site boundary

[Interactive map](#)

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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: 22.5
Residual Net Capacity: 22.5

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 23	
2031/32:	2032/33:
2033/34: 23	2034/35:
2035/36:	
2036+:	

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 longer term (11-15).

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Four Acres
Site Address: Stockport Road, Grappenhall, Warrington, WA4 2TA
Ward: Lymm North & Thelwall
Existing Use: Stables

Gross Site Area (Ha): 0.46000000000000002	Net Developable Site Area (Ha): 0.41399999999999998
--	--

Planning Permission History: 2018/33359

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

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[Interactive map](#)

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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 2021-2026: 1	
2021/22: 1	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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

Concluding Recommendation: Suitable, available and achievable

Site Name: Stretton Airfield
Site Address: Arley Road, Appleton, Warrington, WA4 4RG
Ward: Grappenhall
Existing Use: Airfield

Gross Site Area (Ha): 10.33	Net Developable Site Area (Ha): 7.7475000000000005
------------------------------------	--

Planning Permission History: 2018/33662

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

Please see interactive map on the website for site boundary

[Interactive map](#)

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If you have difficulty viewing the map,
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localplan@warrington.gov.uk

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 2021-2026: 1	
2021/22:	2022/23: 1
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: 8 Bewsey Road
Site Address: Bewsey, Warrington, WA2 7LW
Ward: Bewsey & Whitecross
Existing Use: Former care home

Gross Site Area (Ha): 0.40000000000000002	Net Developable Site Area (Ha): 0.35999999999999999
--	---

Planning Permission History: 2018/33998

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: No

Please see interactive map on the website for site boundary

[Interactive map](#)

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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: 14
Residual Net Capacity: 14

Deliverable 2021-2026: 14	
2021/22:	2022/23: 14
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: 181 London Road
Site Address: Appleton, Warrington, WA4 5BJ
Ward: Appleton
Existing Use: Residential Curtilage

Gross Site Area (Ha): 0.25

Net Developable Site Area (Ha): 0.25

Planning Permission History: 2019/35415

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: No

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[Interactive map](#)

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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 2021-2026: 1	
2021/22: 1	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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

Concluding Recommendation: Suitable, available and achievable

Site Name: Mount Pleasant Farm
Site Address: Glazebrook Lane, Glazebrook, Warrington, WA3 5BN
Ward: Rixton & Woolston
Existing Use: Offices

Gross Site Area (Ha): 0.5899999999999997	Net Developable Site Area (Ha): 0.5899999999999997
---	--

Planning Permission History: 2019/35837

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

Please see interactive map on the website for site boundary

[Interactive map](#)

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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: 19
Residual Net Capacity: 19

Deliverable 2021-2026: 19	
2021/22:	2022/23:
2023/24: 19	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: 6A Westford Road
Site Address: Bewsey, Warrington, WA4 6EZ
Ward: Bewsey & Whitecross
Existing Use: Workshop

Gross Site Area (Ha): 0.2999999999999999	Net Developable Site Area (Ha): 0.2999999999999999
---	--

Planning Permission History: 2019/35667

Green Belt: No
GF / PDL: PDL
Flood Zone (Highest Risk on site): 3
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

Please see interactive map on the website for site boundary

[Interactive map](#)

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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 2021-2026: 1	
2021/22:	2022/23: 1
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: Warrington Borough Transport Depot
Site Address: Wilderspool Causeway, Warrington, WA4 6PT
Ward: Bewsey & Whitecross
Existing Use: Bus Depot

Gross Site Area (Ha): 1.3100000000000001	Net Developable Site Area (Ha): 1.179
---	--

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: In close proximity to large and busy office development and railway.
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

Please see interactive map on the website for site boundary

[Interactive map](#)

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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: 153.27000000000001
Residual Net Capacity: 153.27000000000001

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 153	
2026/27:	2027/28:
2028/29: 153	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: Bankside
Site Address: Crosfield Street, Warrington, WA1 1UP
Ward: Bewsey & Whitecross
Existing Use: Office

Gross Site Area (Ha): 0.37	Net Developable Site Area (Ha): 0.33300000000000002
-----------------------------------	---

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: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

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[Interactive map](#)

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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: 8
Residual Net Capacity: 8

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 8	
2026/27:	2027/28:
2028/29: 8	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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 recent interest in redeveloping existing office space in the Town Centre.

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Warrington Police Stn
Site Address: Arpley Street, Warrington, WA1 1LQ
Ward: Bewsey & Whitecross
Existing Use: Police Stn

Gross Site Area (Ha): 0.39000000000000001	Net Developable Site Area (Ha): 0.35100000000000003
--	--

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: n/a
Infrastructure Issues: No
Hazardous Installations Issues: No
Amenity Issues: No
Ownership / Tenancy Issues: No

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[Interactive map](#)

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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: 10
Residual Net Capacity: 10

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 10	
2031/32:	2032/33:
2033/34: 10	2034/35:
2035/36:	
2036+:	

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 longer term (11-15) given recent interest in redeveloping existing office space in the Town Centre.

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Charles Stewart House
Site Address: Museum Street, Warrington, WA1 1NE
Ward: Bewsey & Whitecross
Existing Use: Office

Gross Site Area (Ha): 0.53000000000000003	Net Developable Site Area (Ha): 0.47699999999999998
--	---

Planning Permission History: n/a

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

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[Interactive map](#)

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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: 23.849999999999998
Residual Net Capacity: 23.849999999999998

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 24	
2031/32:	2032/33:
2033/34: 20	2034/35: 4
2035/36:	
2036+:	

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 (11-15) given recent interest in redeveloping existing office space in the Town Centre.

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Land to the rear of No.57-91 Orford Road
Site Address: Orford, Warrington, WA2 7SS
Ward: Poulton South
Existing Use: Open Space

Gross Site Area (Ha): 0.32000000000000001	Net Developable Site Area (Ha): 0.32000000000000001
--	--

Planning Permission History: 2019/34628

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: No

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[Interactive map](#)

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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 2021-2026: 1	
2021/22:	2022/23: 1
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: 38 Booths Lane
Site Address: Lymm, Warrington, WA13 0PF
Ward: Lymm South
Existing Use:

Gross Site Area (Ha): 0.5100000000000001	Net Developable Site Area (Ha): 0.4590000000000002
---	---

Planning Permission History: 2019/35449

Green Belt: Yes
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

Please see interactive map on the website for site boundary

[Interactive map](#)

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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 2021-2026: 1	
2021/22: 1	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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

Concluding Recommendation: Suitable, available and achievable

Site Name: Broomfields
Site Address: Bridge Lane, Appleton, Warrington, WA4 3AT
Ward: Appleton
Existing Use: Care Home

Gross Site Area (Ha): 0.44	Net Developable Site Area (Ha): 0.39600000000000002
-----------------------------------	---

Planning Permission History: 2019/35549

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: No

Please see interactive map on the website for site boundary

[Interactive map](#)

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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: 51
Residual Net Capacity: 29

Deliverable 2021-2026: 51	
2021/22:	2022/23: 51
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: Richmonds Recreation and Social Club
Site Address: Richmond Street, Latchford, Warrington, WA4 1NS
Ward: Latchford East
Existing Use:

Gross Site Area (Ha): 0.39000000000000001	Net Developable Site Area (Ha): 0.39000000000000001
--	--

Planning Permission History: 2019/35964

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: No

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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: 41
Residual Net Capacity: 41

Deliverable 2021-2026: 41	
2021/22: 41	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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

Concluding Recommendation: Suitable, available and achievable

Site Name: Omega (additional 300 units)
Site Address: Phase 4-7, Omega South, Warrington, WA5 7XQ
Ward: Burtonwood & Winwick
Existing Use: Former Airbase

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

Planning Permission History: 2019/36241

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

Please see interactive map on the website for site boundary

[Interactive map](#)

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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: 300
Residual Net Capacity: 300

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 300	
2026/27:	2027/28: 55
2028/29: 110	2029/30: 110
2030/31: 25	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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 (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Land at Mitchell Avenue
Site Address: Burtonwood, Warrington, WA5 4JF
Ward: Burtonwood & Winwick
Existing Use: Garages

Gross Site Area (Ha): 0.28000000000000003	Net Developable Site Area (Ha): 0.28000000000000003
--	---

Planning Permission History: 2020/36309

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

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

If you have difficulty viewing the map,
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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: 4

Deliverable 2021-2026: 4	
2021/22:	2022/23:
2023/24: 4	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: Moss Brow Cottages
Site Address: Nicol Avenue, Woolston, Warrington, WA3 6DN
Ward: Rixton & Woolston
Existing Use:

Gross Site Area (Ha): 0.75	Net Developable Site Area (Ha): 0.6749999999999993
-----------------------------------	--

Planning Permission History: 2020/36797

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

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

If you have difficulty viewing the map,
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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: -2

Deliverable 2021-2026: 1	
2021/22: 1	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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

Concluding Recommendation: Suitable, available and achievable

Site Name: Hillside Farm
Site Address: Hillside Road, Appleton, Warrington, WA4 5PY
Ward: Appleton
Existing Use: Agricultural

Gross Site Area (Ha): 0.3499999999999998	Net Developable Site Area (Ha): 0.3499999999999998
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Planning Permission History: 2020/36959

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

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

If you have difficulty viewing the map,
 Please contact Planning Policy and Programmes Team at
localplan@warrington.gov.uk

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

Recommended Gross Capacity: 1
Residual Net Capacity: 1

Deliverable 2021-2026: 1	
2021/22:	2022/23: 1
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: Oak Lawn
Site Address: Crouchley Lane, Lymm, Warrington, WA13 0TH
Ward: Lymm South
Existing Use: Residential

Gross Site Area (Ha): 0.2999999999999999	Net Developable Site Area (Ha): 0.2999999999999999
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Planning Permission History: 2020/37176

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

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

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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 2021-2026: 1	
2021/22:	2022/23: 1
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: 7 Bold Street
Site Address: Warrington, WA1 1DN
Ward: Bewsey & Whitecross
Existing Use:

Gross Site Area (Ha): 0.37

Net Developable Site Area (Ha): 0.37

Planning Permission History: 2020/37500

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: No

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

If you have difficulty viewing the map,
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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: 8
Residual Net Capacity: 8

Deliverable 2021-2026: 8	
2021/22:	2022/23: 8
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: Derby Farm
Site Address: Phipps Lane, Burtonwood, Warrington, WA5 4EX
Ward: Burtonwood & Winwick
Existing Use: Agricultural

Gross Site Area (Ha): 0.25

Net Developable Site Area (Ha): 0.25

Planning Permission History: 2020/37573

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

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

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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 2021-2026: 2	
2021/22: 2	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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

Concluding Recommendation: Suitable, available and achievable

Site Name: Land adjacent to 64 Crouchley Lane
Site Address: Lymm, Warrington, WA13 0AT
Ward: Lymm South
Existing Use: Stable

Gross Site Area (Ha): 1.24

Net Developable Site Area (Ha): 1.24

Planning Permission History: 2020/38035

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

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

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

Recommended Gross Capacity: 1
Residual Net Capacity: 1

Deliverable 2021-2026: 1	
2021/22:	2022/23: 1
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 0	
2026/27:	2027/28:
2028/29:	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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: University of Chester, Padgate Campus
Site Address: Crab Lane, Padgate, Warrington, WA2 0DB
Ward: Poulton North
Existing Use: Education

Gross Site Area (Ha): 13.34

Net Developable Site Area (Ha):
7.336999999999997

Planning Permission History: n/a

Green Belt: No
GF / PDL: GF/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

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

If you have difficulty viewing the map,
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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: 220.10999999999999
Residual Net Capacity: 220.10999999999999

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 137	
2026/27:	2027/28:
2028/29: 27	2029/30: 55
2030/31: 55	
Developable 2031-2036: 83	
2031/32: 55	2032/33: 28
2033/34:	2034/35:
2035/36:	
2036+:	

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 medium term (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Land r/o Bewsey & Dallam Community Hub
Site Address: Longshaw Street, Warrington, WA5 0DY
Ward: Bewsey & Whitecross
Existing Use:

Gross Site Area (Ha):

Net Developable Site Area (Ha):

Planning Permission History: n/a

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

Please see interactive map on the website for site boundary

[Interactive map](#)

(Select the SHLAA 2021 mapping layer to view)

If you have difficulty viewing the map,
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localplan@warrington.gov.uk

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: 55
Residual Net Capacity: 55

Deliverable 2021-2026: 0	
2021/22:	2022/23:
2023/24:	2024/25:
2025/26:	
Developable 2026-2031: 55	
2026/27:	2027/28:
2028/29: 55	2029/30:
2030/31:	
Developable 2031-2036: 0	
2031/32:	2032/33:
2033/34:	2034/35:
2035/36:	
2036+:	

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 medium term (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable

Appendix 2: Constrained Sites

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
1503	Clevelands Farm	Moss Side Lane, Rixton, WA3 6HQ	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, WA13 9PE	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 Road	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.
1522	Land west of and to the rear of 39-49 Brookfield Rd	Brookfield Rd, Culcheth, WA3 4PA	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.
1523a	Land off Lady Lane (Part covered by 1523/1608 and 2144)	Croft, Warrington, WA3 7AU	13.47	10.10	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.
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 is current land supply calculations. Site to be reviewed on an annual basis.
1532	Land to the south of Nook Farm	Arley Road, Appleton Thorn, WA4 4RW	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, WA3 5PG	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.
1544	Warrington Town Football Club Ground	Cantilever Park, Common Lane, Latchford, WA4 2RS	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, WA13 9PR	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.
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 has received planning permission (2013/21266) to operate the site for car sales. Whilst the consent has 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.

Appendix 2: Constrained Sites

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
1554	Land at Glazebury WwTW	South of Hawthorne Avenue, Fowley Common, WA3 5JT	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.
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, WA1 3TU	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.
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 Sites

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	Adj Highfield Stables, Thelwall, WA4 3JP	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, WA4 3JR	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, WA4 3JR	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.
1638	Broomedge Nurseries (formerly Hampson Nursery)	Burford Lane, Lymm, WA13 0SH	3	2.25	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.
1645	Land adjacent 123 Fairfield Road	Fairfield Road, Stockton Heath, WA4 2BU	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, Burtonwood	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.
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.
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.
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.

Appendix 2: Constrained Sites

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
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 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.
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.
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, WA13 0SY	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	Sutch Lane, Lymm, WA13	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.
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 Glaziers 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.

Appendix 2: Constrained Sites

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.
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.
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.
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.
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.
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.
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.

Appendix 2: Constrained Sites

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
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.
2657	New Cut Lane Industrial 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.
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.
2676c	Palatine Industrial Estate	Causeway Avenue, off Wilderspool Causeway, Warrington, WA4 6QQ	4.23	3.17	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.

Appendix 2: Constrained Sites

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
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, Kenyon, 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.
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.

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SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
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 to a number of constraints, including flood risk issues. Site to be reviewed on an annual basis.
3111	Sites east of 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 to a number of constraints, including flood risk issues. Site to be reviewed on an annual basis.
3112	Sites east of 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 to a number of constraints, including flood risk issues. Site to be reviewed on an annual basis.
3113	Sites east of 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 of 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 of 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.
3117	Sites east of 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.

Appendix 2: Constrained Sites

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
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.
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.

Appendix 2: Constrained Sites

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
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.
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.
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.
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.
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.

Appendix 2: Constrained Sites

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
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.
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.
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.
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.

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SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
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.
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, WA13 0NU	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.
3305	Land at 21 Heath Lane	Croft	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 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.
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	Massey Brook Lane, Lymm, WA13 0PH	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.

Appendix 2: Constrained Sites

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
3310	Land adj Haresfield	Stockton Lane, Grappenhall, WA4 3HQ	0.67	0.603	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, WA4 4BX	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, WA3 5EP	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, WA5 4AX	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, WA13 0EG	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.
3318	Land north of Chester Road	Walton, WA4 6EW	32.04	24.03	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.
3319	Cherry Hall Farm	Cherry Lane, Lymm, WA13 0PG	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, WA3 4HR	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, WA3 6JT	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	Hurst Lane, Glazebury, WA3 5QA	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	19.185	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.

Appendix 2: Constrained Sites

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
3325	Site adjacent Fiddle i'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	Higher Lane, Broomedge, Lymm, WA13 0RW	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	0.504	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, Thelwall	1.37	1.233	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.
3332	Land south of Rushgreen Road (West Site)	Lymm	3.52	2.64	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.
3334	Waterworks Lane	Winwick	8.84	6.63	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.
3335	Diggle Green Farm	Wilton Lane, Culcheth	2.47	1.85	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.
3336	Cherry Hall Farm	Lymm	35.03	26.27	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.
3337	Land at Lions Den	Holcroft Lane, Culcheth	0.45	0.41	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.
3338	Runcorn Road	Higher Walton	20.88	15.66	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.
3339	Land east and west of Holcroft Lane	Culcheth	39.86	29.90	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 Sites

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
3340	Land at Warrington Road (Parcel 2)	Culcheth	5.26	3.95	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.
3341	Land off Hurst Lane	Glazebury	4.8	3.60	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.
3342	Land at Elms Cottage	Hobb Lane, Moore	2.61	1.96	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.
3343	Land NE of Knutsford Road	Grappenhall	2.37	1.7775	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.
3345	Land at Cartridge Lane	Appleton	18.64	13.98	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.
3347	Land north and south of Weaste Lane	Lymm	24.19	18.14	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.
3348	Land N & S of Runcorn Road	Moore	14.11	10.58	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.
3349	Land NW of Croft	Croft	125.14	93.86	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.
3350	Schofield & Stafford Site 2	Barleycastle Lane, Appleton	4.45	3.34	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.
3351	Schofield & Stafford Site 1	Barleycastle Lane, Appleton	6.43	4.82	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.
3352	Donlan Site	Barleycastle Lane, Appleton	8.69	6.52	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.
3353	Swift Site	Barleycastle Lane, Appleton	15.61	11.71	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.
3354	Land at Deans Wharf	Deans Lane, Thelwall, WA4 2GT	0.92	0.83	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.
3356	Disused Railway Line (Parcel 4)	Land to south Thelwall Lane, Latchford, WA4 1NJ	6.32	4.74	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.

Appendix 2: Constrained Sites

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
3358	Land north of Higher Lane (A56)	Lymm	24.63	18.47	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.
3359	Land east of Ravenbank Primary School	Lymm	1.78	1.60	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.
3361	Land adj Yew Tree Farm	Broad Lane, Grappenhall	28	21	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.
3362	Land at Park Lane	Walton	0.26	0.26	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.
3363	Land west of Broad Lane	Grappenhall	48.8	36.60	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.
3364	Land north of Cliff Lane	Lymm	35.95	26.96	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.
3365	Land East of Broad Lane	Grappenhall	31.18	23.39	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.
3366	Land off Delph Lane	Winwick	36.04	27.03	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.
3367	West of Warrington Road (r/o 202-258)	Glazebury, WA3 5LQ	7.7	5.78	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.
3368	Land at Lingley Mere	Lingley Mere	2.09	1.57	Constrained	Constrained by policy restrictions relating to loss of employment land. Not included in land supply at present, situation will be reviewed annually.
3369	Land at Bradley Hall Farm	Cliff Road, Appleton Thorn	91.32	68.49	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.
3370	The Clough	Halfacre Lane, Lymm	4.91	3.68	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.
3372	Three Acres Farm	East Lancs Rd, Glazebury, WA3 4AW	1.12	1.01	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.
3373	Field behind Hunters Moon	Barleycastle Lane, Appleton Thorn	3.5	2.63	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.

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
1201	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 Lane, 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.
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 34 dph, inclusive of internal roads, parking areas and sub-station. Development comprises a mix of detached, semi-detached and mews houses, supplemented by 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
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	B&W	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.
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.

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
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.
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.

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
261	KW8 N Tourney Green	WB	PDL	2.78	99	36	2.08 (75% scenario)	48	Gross site area includes access road. Development comprises Aa mix of detached, semi-detached, terraced dwellings and apartments.
1711	Land at Church Street and Farrell Street, Warrington	F&H	PDL	1.56	106	68	1.40 (90% scenario)	76	Gross site area includes access road, car parking and small landscaped area to the frontage. Development comprises mix of detached, semi-detached dwellings and apartments.
1790	97, Buttermarket Street, Warrington	B&W	PDL	0.01	10	1,000	0.01 (100% scenario)	1,000	Gross site area includes parking court. Development comprises apartments and staff accommodation.
2655	Quadrant House, Church Street, Fairfield, Warrington, WA1 2ST	F&H	PDL	0.06	16	100	0.16 (100% scenario)	100	Gross site area includes parking court. Development comprises apartments and managers accommodation.
2661	Empire Court, Museum Street	B&W	PDL	0.13	15	115	0.13 (100% scenario)	115	Gross site area includes parking court. Development comprises apartments.
2857	Former St Anselm RC Church, Hawleys Lane, Warrington, WA5 0EJ	B&W	PDL	0.32	16	50	0.32 (100% scenario)	50	Gross site area includes access road and parking court. Development comprises mix of bungalows, apartments and staff accommodation.
3022	St Austins Chambers, St Austins Lane, Warrington, WA1 1HG	B&W	PDL	0.03	11	367	0.03 (100% scenario)	367	Gross site area includes cycle parking provision. Development comprises, apartments.
308	Land at Appleton Cross	G	GF	22	370	17	16.5 (75% scenario)	22	Gross site area includes large POS/SUDs and a local centre (including medical centre), together with all internal roads, parking etc. Development is a mix of detached, semi-detached, mews houses and apartments.
1517	Former Ship Inn and adjoining land, Chester Road, Walton, WA4 6EN	SH	PDL	1.37	14	10	1.23 (90% scenario)	11	Gross site area includes access road, car parking and woodland area. Development comprises mix of detached and semi-detached dwellings (including one conversions).
1646	Grappenhall Heys – Remainder Off Curzon Drive, Grappenhall Heys	G	GF	19.69	400	20	14.77 (75% scenario)	27	Gross site area includes large POS/SUDs, together with all internal roads, parking etc. Development is a mix of detached, semi-detached, mews houses and apartments.
1650	Land at Pewterspear Green, Off Henbury Gardens, Pewterspear Green	A	GF	7.54	180	24	5.66 (75% scenario)	32	Gross site area includes access road, car parking and small landscaped areas. Development comprises mix of detached and semi-detached dwellings.
1746	Site of former Kwik Save (Skate Academy), Academy Way, Warrington, WA1 2NP	B&W	PDL	0.39	144	369	0.39 (100% scenario)	369	Gross site area includes parking court, refuse storage and sub-station. Development comprises mix of apartments and retail.
1752	Former Wilderspool Stadium, Priory Street, Warrington, WA4 6YP	LW	PDL	1.9	160	84	1.71 (90% scenario)	94	Gross site area includes associated access road, car parking and landscaping. Development is a mix of apartments, detached, semi-detached houses.
2134a	Lingley Mere - Phase 1, Lingley Mere Business Park, Lingley Green Ave, Gt Sankey, Warrington, WA5 3LP	GSN & WH	PDL	2.01	57	28	1.8 (90% scenario)	32	Gross site area includes associated access roads, car parking and landscaping. Development is a mix of detached, semi-detached, mews houses and apartments.
2134b	Lingley Mere - Phase 2, Lingley Mere Business Park, Lingley Green Ave, Gt Sankey, Warrington, WA5 3LP	GSN & WH	PDL	7.6	208	27	5.7 (75% scenario)	36	Gross site area includes associated access road, car parking and landscaping (including equipped play areas). Development is a mix of detached, semi-detached houses
2135	Omega (Remainder)	GSN & WH	PDL	23.27	656	28	17.45 (75% scenario)	38	Gross site area includes hotel; local centre; extra care facility; associated access roads, car parking and landscaping (including major GI). Development is a mix of detached, semi-detached, mews houses and apartments.

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.
487.15	Phase 15 - Chapelford Urban Village	WH	PDL	190	5.70	33	Development of standard density of range of detached and mews houses – site area includes access roads, rear parking courts and fringe landscaping.
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.

SHLAA Ref	Site	Ward	GF or PDL	Total Dwellings	Site Size (Ha)	Net Developable Area Density (per Ha)	Additional Information
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.
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.
				2115	62.43	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 (Town Centre/Inner Warrington)

App Reference	Site Name	Description/ No units	Site Area (ha)	Density (dph)
Town Centre - Approved schemes (* implemented 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, Warrington, WA1 2BP	Conversion of two-storey building to 10 apartments .	0.035	285

App Reference	Site Name	Description/ No units	Site Area (ha)	Density (dph)
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)
2016/29524* and 2017/29933*	Kings Court, Scotland Road, Warrington, WA1 2AF	Change of use from offices to 36 apartments .	0.22	163
2018/33542*	The Academy, Bridge Street, Warrington, WA1 2RU	Conversion of existing building into 22 apartments .	0.185	119
2018/32177*	63 Mersey Street, Warrington, WA1 2BG	Change of use from B1(a) (Office use) (a) to a C3 (Residential use) for 17 apartments .	0.19	90
2018/32628*	Emmanuel Church Bold Street, Warrington, WA1 1HP	Change of use from A1 (Retail use) to C3 (Residential use) for 8 apartments .	0.05	160
2018/33621	82-84 Bridge Street, Warrington, WA1 2RF	Proposed change of use from B1(a) (Office use) to Class C3 (Residential) for 12 apartments on the first and second floors.	0.03	400
2019/35782*	Palmyra House, Palmyra Square North, Warrington, WA1 1JN	Change of use of Floors 1-3 from B1 (Office use) to C3 (Residential use) for 29 apartments .	0.08	362
2019/36256	Bank House, Bank Street,	Redevelopment to create 80 apartments	0.127	630

	Warrington, WA1 2AP	and 314sqm of commercial/office/retail floorspace (Use Classes A1, A2, A3, A4, A5, B1 and D1) (8/10 storeys)		
2019/35397	66 Sankey Street, Warrington, WA1 1SB	Erection three storey extension to rear of building to provide four A1 retail units to ground floor with 14 apartments above.	0.04	350
				Average = 5043/18 280 (280 rounded)
In Planning				
2019/35548	Land at Winwick Street Warrington, WA2 7NG	Proposed Demolition of existing structures and the erection of a mixed-use development comprising four blocks of up to 12 storeys to accommodate up to 550 residential dwellings (Use Class C3), a 160-bed hotel (Use Class C1) and 3,000sqm commercial/office/retail floorspace (Use Class A1, A2, A3, A4, A5, B1, D1 and D2) with associated access, public realm works, parking and servicing (all matters reserved apart from access).	1.18	466
2020/37959	Land at Stanley Street, Warrington, WA1 1EZ	Proposed construction of an 8 storey building for up to 39 apartments (3, three-bed; 11, two-bed and 25, one-bed apartments); and circa 112 sq m commercial use (Use Class E) on the ground floor, with associated infrastructure and	0.06	650

		ground works (application includes matters of Access and Scale only (Layout, Appearance and Landscaping are reserved matters).		
Average = 6159/20 308 (305 rounded)				
Inner Warrington – Approved Schemes (* implemented 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, WA4 6AD	Redevelopment of 46 apartments (four storeys).	0.27	170

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
2018/31871*	Former Beers Timber Yard, Station Road, Latchford, Warrington, WA4 2AD	Redevelopment comprising three 5- storey apartment blocks creating 189 apartments.	1.5	126
2018/33334	Former PC, Bluecoat Street/Winwick Road, Warrington, WA2 7PF	Proposed demolition of former public convenience building and erection of 3 storey building comprising 6 apartments and parking	0.05	120
2020/38177	Acorn House, Houghton Street, Orford, Warrington, WA2 7DD	Demolition of existing warehouse (Acorn Hse) and construction of residential block comprising 8 apartments with associated car parking and landscaping.	0.05	160
				Average = 1693/13 130 (130 rounded)
In Planning				
2019/35711	Former Spectra Site, South of Centre Park Business	Proposed construction of 513 dwellings (Comprising 100 apartments and 413	1.15 (Approx area of site covered by apartment	87

	Park, Warrington, WA1 1QL	houses), the provision of Public Open Space, the laying out of road and footways (with connections to and from the approved Centre Park Link Road); and other associated works.	scheme and associated car parking).	
2020/37681	224-228 Wilderspool Causeway, Warrington, WA4 6QF	Proposed erection of a five storey building comprising 30 apartments and associated car parking.	0.15	200
2020/37849	Former Chevey's PH, 248-250 Manchester Road Warrington, WA1 3QY/3BE	Proposed demolition of existing building and erection of 30 apartments and associated works.	0.25	120
				Average = 2100/16 131 (130 rounded)

Average Density – Town Centre – 275 dph

Average Density – Inner Warrington – 130 dph

Recent permissions since original assessment are within a similar range and are not considered to justify altering the average high density for the Town Centre or for Inner Warrington.

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)	OUT - 15 years (Apr-19) RM - 11 years 5 months (Apr-19)	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
FP	1516	2017/31848	Land off Stretton Rd/Arley Rd, Appleton Thorn, Warrington, WA4 4RQ	GRA	GF	2.92	71	24	Jan-18	11 months (Dec-18)	Oct-18	2 months (Dec-18)	3 years 2 months (Jan-18 to Mar-21)	Bloor Homes
FP	1640	2016/28810	Land at Admirals Road, Birchwood, Warrington, WA3 6NT	BIR	GF	1.77	66	37	Sep-16	1 year 7 months (Apr-18)	May-17	11 months (Apr-18)	2 years 7 months (Apr-19)	Countryside Properties
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
RM	1650	2018/32672	Land off Henbury Gardens, Pewterspear Green	APP	GF	7.54	180	24	Apr-18	9 months (Jan-19)	Oct-18	3 months (Jan-19)	Not yet complete	Barrett 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	2012/20529	Land off Marsden	LE	PDL	3.45	104	30	Aug-12	3 years	Apr-15	9 months	5 years 7	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
	(2816)		Avenue, Latchford, WA4 1UB							5 months (Jan-16)		(Jan-16)	months (Aug 12 to Mar-18)	
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
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)	OUT - 5 years 9 months (Apr-19) RM - 4 years 5 months (Apr-19)	Bloor Homes Ltd
OUT 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)	OUT - 3 years 3 months (Apr-19) RM - 2 years (Apr-19)	Bloor Homes Ltd
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)	OUT - 2 years 10 months (Jul-18) RM - 1 year 6 months (Jul-18)	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)	3 years 6 months (Sept-15 to Apr-19)	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	R&W	PDL	0.50	10	11	Sept-12	1 year 7	Mar-13	1 year	1 year 10	David Wilson Homes

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
			Riversdale, Woolston, WA1 4FT							months (Mar-14)		(Mar-14)	months (Sept-12 to Jul-14)	
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 Ltd
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
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-16)	2 years 5 months (Sept-16)	Local Developer
FP	2658	2016/29157	Hawthorne Business Park, Hawthorne Street, Warrington, WA5 0BT	B&W	PDL	1.03	46	45	Nov-16	2 years 5 months (Apr-19)	May-17	1 year 11 months (Apr-19)	4 years 4 months (Nov-16 to Mar-21)	Mulbury Homes Ltd
PA*	2661	2015/25049	Empire Court, Museum Street,	B&W	PDL	0.13	15	115	Jan-15	1 year 6 months (Jul-	Feb-15	1 year 5 months	1 year 5 months (Jul-	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
			WA1 1HU							16)		(Jul-16)	16	
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 month (Jan-18)	3 years 5 months (Apr-19)	Local Developer
FP*	2908	2016/27896 & 2017/31033	Former Bayleaf PH, Harpers Road, Fearnhead, WA2 0PB	PN	PDL	1.01	97	96	Apr-16 Aug-17	4 years 6 months (Sept-20) 3 years 1 month (Sept-20)	Aug-16 Sep-17	4 years 1 month (Sept-20) 3 years (Sept-20)	4 years 6 months (Apr-16 to Sept-20) 3 years 1 month (Aug-17 to Sept-20)	Torus
FP	3229	2017/31426	365 Warrington Road, Culcheth, Warrington, WA3 5JQ	CGC	PDL	1.08	15	14	Oct-17	1 year 7 months (May-19)	Jan-18	1 year 4 months (May-19)	2 years 6 months (Oct-17 to Apr-20)	Elan Homes Ltd
PA*	3023	2018/32177	63 Mersey Street, Warrington, WA1 2BG	F&H	PDL	0.19	17	89	Feb-18	2 years 2 months (Apr-20)	Apr-18	2 years (Apr-20)	2 years 2 months (Feb-18 to Apr-20)	Local Developer

*Apartment schemes

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
2018/19	54	3	18	189	6	32	192	5	38
2019/20	24	1	24	111	3	37	261	4	65
2020/21	22	1	22	225	9	25	192	5	38
Total	1413	67		4,680	143		5,362	96	
Average build rate (2003/04 - 2019/20)			21.09			32.73			55.85

Appendix 7 – Housing Completions 2020/21

Ref	Suffix	Location	Ward	Area (Ha)	Application Number	PDL/GF	Net Capacity	Completed	Under Construction	Not Started	2020/21	New/COU/Conv
1050		Lymm Service Station, 114 Booths Hill Road, Lymm	Lymm South	0.10	2017/30858	PDL	6	6			6	New Build
1412		Land at Dawson House, Liverpool Road, Great Sankey, Warrington	Great Sankey North & Whittle Hall	5.78	2018/33265	PDL	139	139			32	New Build
1412	a	Land at Dawson House, Liverpool Road, Great Sankey, Warrington	Great Sankey North & Whittle Hall	0.23	2016/29330	PDL	7	7			7	New Build
1516		Land to the East of Stretton Road, North of Pepper Street, Appleton Thorn	Grappenhall	2.92	2017/31848	PDL	71	71			22	New Build
1650		Land Bounded by Pewterspear Green Road, Ashford Drive, Stretton, Warrington	Appleton	9.96	2018/32672	GF	180	157	23		69	New Build
1825	a	Land Bounded by Delta Crescent, Westbrook Crescent, Cromwell Avenue and Westbrook Way (Carina Park)	Westbrook	3.07	2018/33778	GF	79	40	31	8	40	New Build
1855		81a Grappenhall Road, Stockton Heath, Warrington, WA4 2AR	Stockton Heath	0.09	2016/28485	PDL	9	9			9	New Build
1871		Land to the West of Wimborne Close/Wellfield St, Warrington, WA5 1AZ	Great Sankey South	0.19	2017/31753	PDL	10				10	New Build
2132		88 Grappenhall Road, Stockton Heath, Warrington, WA4 2AX	Stockton Heath	0.09	2019/35334	PDL	2	2			2	New Build
2134	b	Lingley Mere - Phase 2 - Bloor Homes (Lingley Green)	Great Sankey North & Whittle Hall	7.6	2018/32061	PDL	208	156	44	9	20	New Build
2135	a	Omega Zone 6 (Phase 1) - Miller (Woodville Place)	Great Sankey North & Whittle Hall	6.36	2017/29537	PDL	200	191	9		51	New Build
2135	b	Omega Zone 6 (Phase 2) - Redrow (The Brook)	Great Sankey North & Whittle Hall	5.87	2017/30837	PDL	158	104	40	14	34	New Build
2135	c	Omega Zone 6 (Phase 3) - Redrow (The Oaks)	Great Sankey North & Whittle Hall	4.5	2018/32124	PDL	85	47	20	19	12	New Build
2135	d	Omega Zone 6 (Phase 3a) - Taylor Wimpey	Great Sankey North & Whittle Hall	5.33	2019/35721	PDL	180	18		162	18	New Build
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	2			1	New Build
2548		Land at the Junction of Stocks Lane and Warrington Road, Penketh, Warrington	Penketh & Cuerdley	0.07	2017/31724	PDL	6	6			6	New Build
2610		Mayfield Private Day Nursery, Mayfield Road, Grappenhall, Warrington, WA4 2NP	Lymm North & Thelwall	0.03	2014/23339	PDL	1	1			1	New Build
2658		Land at Former Hawthorne Business Park, North of Folly Farm Close, South of Calgarth Avenue, Warrington	Bewsey & Whitecross	1.03	2016/29157	PDL	46	46			22	New Build
2674		Palmyra House, Palmyra Square North, Warrington, WA1 1JN	Bewsey & Whitecross	0.08	2018/32057 & 2019/35782	PDL	31	31			31	Change of Use
2821		Cockshot Farm Riding School, Smithy Brow, Croft, Warrington, WA3 7BY	Culcheth, Glazebury & Croft	0.01	2015/25383	PDL	1	1			1	Change of Use
2879		Units 1 & 2, Barsbank Lane, Lymm, Warrington, WA13 0ER	Lymm South	0.30	2017/31102	PDL	7	7			7	New Build
2908		Bayleaf, Harpers Road, Fearnhead, Warrington, WA2 0PB	Poulton North	1.01	2017/31033	PDL	97	97			97	New Build
3149		Land Between 42 & 48 Culcheth Hall Drive	Culcheth, Glazebury & Croft	0.75	2016/28535	GF	9	9			3	New Build

Appendix 7 – Housing Completions 2020/21

Ref	Suffix	Location	Ward	Area (Ha)	Application Number	PDL/GF	Net Capacity	Completed	Under Construction	Not Started	2020/21	New/COU/Conv
3201		53 Hob Hey Lane, Culcheth, Warrington, WA3 4NP	Culcheth, Glazebury & Croft	0.34	2016/28056	PDL	3	3			3	New Build
3213		22 Higher Lane, Lymm, Warrington, WA13 0AZ	Lymm South	0.08	2017/30122	PDL	1	1			1	New Build
3262		Moonacre, Cliff Lane, Grappenhall and Thelwall, Warrington, WA4 3AA	Lymm North & Thelwall	0.28	2017/30540	PDL	2	1			1	New Build
2350		The Gables, Broseley Lane, Culcheth, Warrington, WA3 4HW	Culcheth, Glazebury & Croft	0.21	2017/31306	PDL	1	1			1	New Build
3331		Tanyard Farm, Rushgreen Road, Lymm, WA13 9PR	Lymm North & Thelwall	4.29	2017/31816	GF/PDL	64	22	39	3	22	New Build
3359	a	Land adjacent to Ravenbank House, Pepper Street, Lymm, Warrington, WA13 0JT	Lymm South	0.1	2019/34400	GF	2	2			2	New Build
3438		11 Dane Bank Road, Lymm, Warrington, WA13 9DQ	Lymm North & Thelwall	0.14	2018/32915	PDL	1	1			1	New Build
3456		82-84 Bridge Street, Warrington, WA1 2RF	Bewsey & Whitecross	0.03	2018/33621	PDL	12	12			12	Change of Use
3462		The Academy, Bridge Street, Warrington, WA1 2RU	Bewsey & Whitecross	0.18	2018/33542	PDL	22	22			22	Change of Use
3466		Land Bounded by Delta Crescent, Westbrook Crescent, Cromwell Avenue and Westbrook Way	Westbrook	0.11	2018/34120	PDL	2	2			2	New Build
3472		The Willow, St Matthews Close, Appleton, Warrington, WA4 5DE	Appleton	0.12	2019/34217	PDL	1	1			1	New Build
3502		10, Brookfield Road, Lymm, Warrington, WA13 0QJ	Lymm South	0.24	2018/33647	GF	1	1			1	New Build
3508		22, The Cross, Lymm, Warrington, WA13 0HU	Lymm South	0.01	2019/34192	PDL	1	1			1	Change of Use
3509		15-21 Orchard Street, Fearnhead, Warrington, WA2 0PL	Poulton North	0.14	2019/34222	PDL	6	6			6	New Build
3520		131a, Marsh House Lane, Warrington, WA1 3QZ	Fairfield & Howley	0.08	2019/34658	PDL	1	1			1	New Build
3523		35, Goose Lane, Hatton, Warrington, WA4 5PA	Appleton	0.09	2019/34758	PDL	1	1			1	New Build
3526		92, Whitbarrow Road, Lymm, Warrington, WA13 9BD	Lymm North & Thelwall	0.06	2019/34881	PDL	2	2			2	New Build
3561		4, Weir Lane, Woolston, Warrington, WA1 4QQ	Rixton & Woolston	0.06	2020/36467	PDL	1	1			1	New Build
3563		Vacant Garage site, Site adjacent to Allotments, John Road, Lymm, WA13 0EQ	Lymm South	0.05	2019/36028	PDL	3	3			3	New Build
3619		61 Folly Lane, Warrington, WA5 0ND	Bewsey & Whitecross	0.005	2020/36663	PDL	2	2			2	Conversion
3621		3 Folly Lane, Warrington, WA5 0LZ	Bewsey & Whitecross	0.02	2020/36687	PDL	4	4			4	Conversion
3529		56, Arpley Court, Arpley Street, Warrington, WA1 1LF	Bewsey & Whitecross	0.005	2019/34505	PDL	1	1			1	Change of Use
3629	a	58, Arpley Court, Arpley Street, Warrington, WA1 1LF	Bewsey & Whitecross	0.005	2020/37049	PDL	1	1			1	Change of Use
3643		120, Wilderspool Causeway, Warrington, WA4 6QA	Latchford West	0.01	2020/38207	PDL	2	2			2	Change of Use
Total											595	

Appendix 8: Calculation of the local housing need using the Standard Method (2021 base year)

Step 1 – Setting the baseline

Warrington's household projections (2014-based projections) are:

- 94,062 households in 2021
- 101,207 households in 2031
- $101,207 - 94,062 = 7,145$

This is a total of 7,145 new households over the 10-year period, equivalent to an average household growth of **715** per year.

Step 2 - An adjustment to take account of affordability

The workplace-based affordability ratio for Warrington is 6.67. The adjustment is calculated as below:

$$\text{Adjustment factor} = \frac{(\text{Local affordability ratio} - 4)}{4} \times 0.25 + 1$$

$$\text{Adjustment factor} = \frac{(6.27 - 4)}{4} \times 0.25 + 1$$

$$\text{Adjustment factor} = \frac{(2.27)}{4} \times 0.25 + 1$$

$$\text{Adjustment factor} = 0.57 \times 0.25 + 1 = 1.141875$$

The adjustment factor is therefore **1.141875** and is used as below:

- Minimum annual local housing need figure = (adjustment factor) x projected household growth.
- Minimum annual local housing need figure = 1.141875×715
- The resultant figure is **816** dpa

Step 3 - Capping the level of any increase

The cap depends on the current status of relevant strategic policies for housing. I have treated Warrington as having no local plan due to the absence of a housing requirement in the Local Plan Core Strategy.

- There is no average annual housing requirement figure in the existing relevant policies as these were revoked by a successful High Court challenge.
- Average annual household growth over 10 years is 715 (as per step 1).

- The minimum annual local housing need figure is 816 (as per step 2).
- The cap is set at 40% above the higher most recent average annual housing requirement figure or household growth:

$$\text{Cap} = 715 + (40\% \times 715) = 715 + 286 = 1,001$$

The capped figure is greater than the minimum annual local housing need figure and therefore does not limit the increase to the local authority's minimum annual housing need figure. The minimum figure for Warrington is therefore **816** dpa.