
Housing Delivery at Consented Homes England SHLAA Sites

Date: November 2021

- 1.1 The designation of Warrington as a New Town in April 1968 set the precedent for growth across Warrington. The Warrington Development Corporation (WDC) was established following the approval of the Warrington New Town (Designation) Order (1968) with the aim of providing housing and employment for people within the South-East Lancashire and North-East Cheshire conurbation. By March 1981, the WDC had delivered approximately 3,500 rented housing units as well as employment land.
- 1.2 During the late 1980s, the emphasis shifted from the provision of rented housing to the sale of dwellings already built and the stimulation of private developers. Subsequently, WDC was dissolved on 30th September 1989 and replaced by the Commission for New Towns (CNT) under the New Towns Act 1981. All assets and liabilities of the Development Corporation transferred to the CNT. Land in south east Warrington was acquired under a residential Compulsory Purchase Order in the 1980s by the CNT which became English Partnerships in 1999, subsequently the Homes and Communities Agency in 2008, and subsequently Homes England in 2018.
- 1.3 A development strategy and masterplan was prepared by the CNT in 1995 for the development of the Bridgewater East area for new housing and community facilities, which extended across land to the south-east of Warrington. The masterplan was progressed through to partial implementation, and a number of sites within this wider area were released by CNT/English Partnerships for the development of new homes which included the construction of the majority of the existing housing at Grappenhall Heys and enabling infrastructure around Grappenhall Heys, Appleton Cross and Pewterspear Green.
- 1.4 However, 'Planning Policy Statement 3 Housing' (PPG3) subsequently came into force in March 2000, which set the Government's policy to prioritise development of previously developed land rather than greenfield land. As a consequence, the development of these residual sites was voluntarily halted (by the then English Partnerships) to enable housing growth to be focused on previously developed land, to support regeneration in line with the provisions of PPG3.
- 1.5 However, five areas of Homes England land have continued to be excluded from designated Green Belt in order to reflect the intended future development of these sites. These sites comprise those identified in the 2020 SHLAA including:
 - SHLAA 0 - Grappenhall Heys (Phase 1a);
 - SHLAA 0 - Grappenhall Heys (Phase 1b);

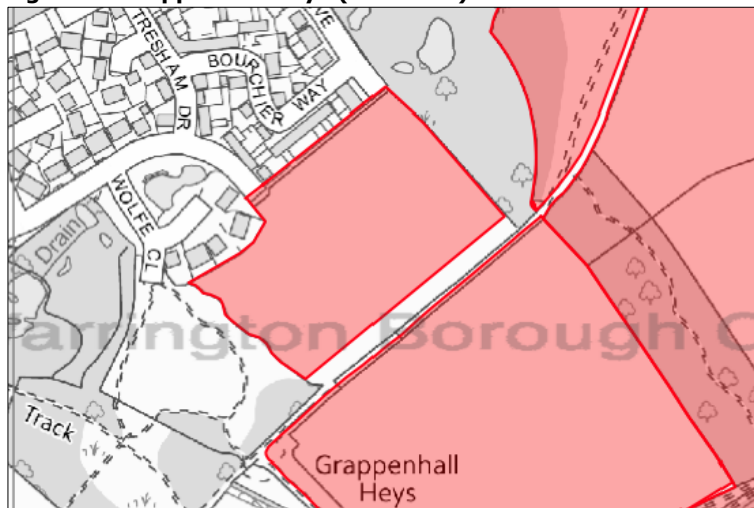
- SHLAA 1647 - Grappenhall Heys (Remainder);
- SHLAA 308 - Land at Appleton Cross; and,
- SHLAA 1650 - Land at Pewterspear Green.

Grappenhall Heys (Phase 1a)

1.6 The SHLAA identifies:

- Relevant planning history includes application 2019/36202;
- The site is not constrained;
- The site has capacity for 58 homes;
- This is a greenfield site which is being promoted by Homes England; and,
- The site would deliver: 35 homes in 2020/2021; and 23 homes in 2021/2022.

Figure 1: Grappenhall Heys (Phase 1a)



Source: 2020 SHLAA Interactive Map

1.7 The table below shows the planning history at Grappenhall Heys (Phase 1a) following the establishment of the New Towns Act 1981 and development strategy and masterplan for the Bridgewater East area.

Table 1: Planning History for Grappenhall Heys (Phase 1a)

Stage	Date Granted	Planning Reference
New Towns Act 1981	1981	New Towns Act
Bridgewater East Masterplan	1995	-
Outline Application (Homes England) – 400 homes	22 January 2018	2017/29929
RM Application (Rowland Homes) – 58 homes	5 March 2020	2019/36202
Amendment to RM Application (Rowland Homes) – 58 homes	21 August 2020	2020/37521
Actual Start on Site	N/A	-
Expected Start on Site on Housing Trajectory	2021/22	-

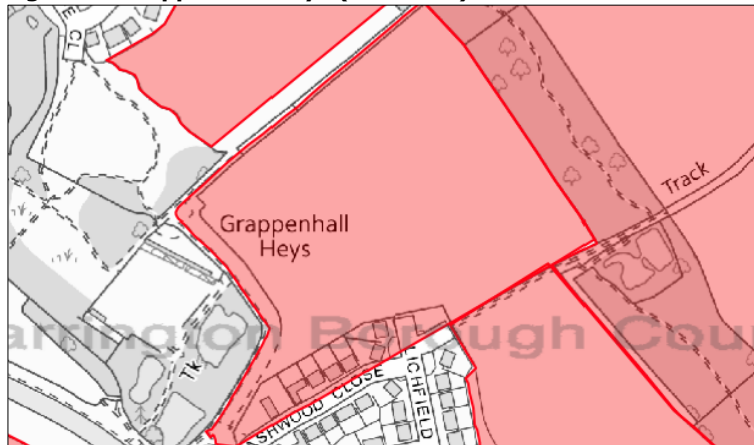
- 1.8 The site is not within the Green Belt and the principle of development at the site was established at the time of the New Town Act 1981. This is an unconstrained, greenfield site. When the Bridgewater East masterplan was partially implemented enabling infrastructure included the construction of Witherwin Avenue and Astor Drive and the associated direct access points into the site, in addition to advanced structural planting. Associated mains drainage and services were also put in place at that time¹.
- 1.9 Despite this, Homes England (then the Homes and Communities Agency) obtained Outline permission in 2018. The site is being brought forward by a single house builder. Rowland Homes subsequently obtained consent for reserved matters two years later in 2020. Conditions are still being discharged.
- 1.10 The Council's housing trajectory suggests that the site would start delivering in 2021/2022 and it is worth noting that this would be 41 years from the establishment of the New Town Act 1981, 27 years from the masterplan for the Bridgewater East area and 4 years from Outline permission being granted, demonstrating the slow nature of bringing forward this Homes England consented site.

Grappenhall Heys (Phase 1b)

- 1.11 The SHLAA identifies:
- Relevant planning history includes application 2019/36204;
 - The site is not constrained;
 - The site has capacity for 114 homes;
 - This is a greenfield site which is being promoted by Homes England; and,
 - The site would deliver: 35 homes in 2021/2022; 55 homes in 2022/2023; and 24 homes in 2023/2024.

¹ Paragraph 3.1.1, Planning Statement (Atkins, February 2017), Application 2017/29929

Figure 2: Grappenhall Heys (Phase 1b)



Source: 2020 SHLAA Interactive Map

1.12 The table below shows the planning history at Grappenhall Heys (Phase 1b) following the establishment of the New Towns Act 1981 and development strategy and masterplan for the Bridgewater East area.

Table 2: Planning History for Grappenhall Heys (Phase 1b)

Stage	Date Granted	Planning App Reference
New Towns Act 1981	1981	New Towns Act
Bridgewater East Masterplan	1995	-
Outline Application (Homes England) – 400 homes	22 January 2018	2017/29929
RM Application (Barratt David Wilson) – 110 homes	31 March 2021	2020/38247
Actual Start on Site	N/A	-
Expected Start on Site on Housing Trajectory	2021/22	-

1.13 The site is not within the Green Belt and the principle of development at the site was established at the time of the New Town Act 1981. This is an unconstrained, greenfield site. When the Bridgewater East masterplan was partially implemented enabling infrastructure included the construction of Witherwin Avenue and Astor Drive and the associated direct access points into the site, in addition to advanced structural planting. Associated mains drainage and services were also put in place at that time².

1.14 Despite this, Homes England (then the Homes and Communities Agency) obtained Outline permission in 2018. The site is being brought forward by a single house builder. Barratt David Wilson subsequently obtained consent for reserved matters three years later in 2021. Conditions are still being discharged.

1.15 The Council’s housing trajectory suggests that the site would start delivering in 2021/2022, and it is worth noting that this would be 41 years from the establishment of the New Town Act 1981, 27 years from the masterplan for the Bridgewater East area and 4 years from Outline permission being granted, demonstrating the slow nature of bringing forward this Homes England consented site.

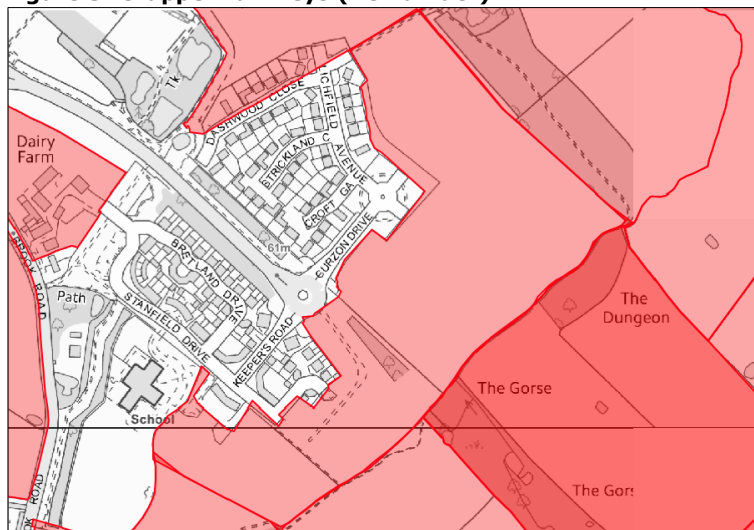
² Paragraph 3.1.1, Planning Statement (Atkins, February 2017), Application 2017/29929

Grappenhall Heys (Remainder)

1.16 The SHLAA identifies:

- Relevant planning history includes application 2017/29929;
- The site is not constrained;
- The site has capacity for 228 homes;
- This is a greenfield site which is being promoted by Homes England; and,
- The site would deliver: 30 homes in 2020/2021; 65 homes in 2022/2023; 65 homes in 2023/2024; and 68 homes in 2024/2025.

Figure 3: Grappenhall Heys (Remainder)



Source: 2020 SHLAA Interactive Map

1.17 The table below shows the planning history at Grappenhall Heys (Phase 1b) following the establishment of the New Towns Act 1981 and development strategy and masterplan for the Bridgewater East area.

Table 3: Planning History for Grappenhall Heys (Remainder)

Stage	Date Granted	Planning App Reference
New Towns Act 1981	1981	New Towns Act
Bridgewater East Masterplan	1995	-
Outline Application (Homes England) – 400 homes	22 January 2018	2017/29929
RM Application (Urban Splash) – 228 homes	8 July 2021	2021/38524
Actual Start on Site	N/A	-
Expected Start on Site on Housing Trajectory	2021/22	-

1.18 The site is not within the Green Belt and the principle of development at the site was established at the time of the New Town Act 1981. This is an unconstrained, greenfield site. When the Bridgewater East masterplan was partially implemented enabling infrastructure included the construction of Witherwin Avenue and Astor Drive and the associated direct access points into the

site, in addition to advanced structural planting. Associated mains drainage and services were also put in place at that time³.

1.19 Despite this, Homes England (then the Homes and Communities Agency) obtained Outline permission in 2018. The site is being brought forward by a single house builder. Urban Splash subsequently obtained consent for reserved matters three years later in 2021. Conditions are still being discharged.

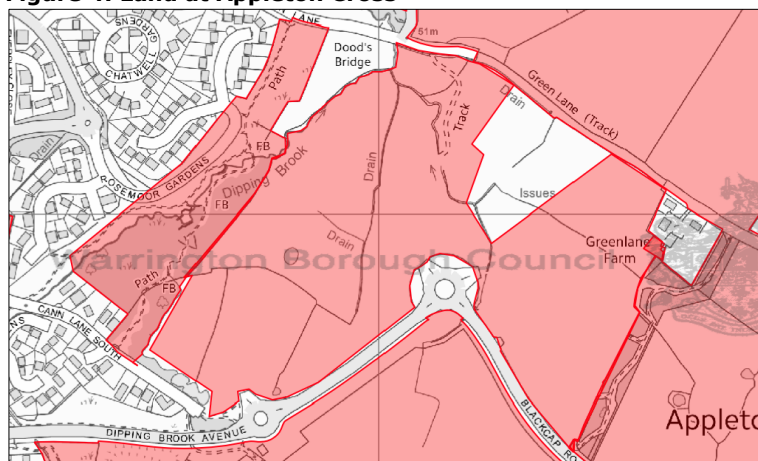
1.20 The Council’s housing trajectory suggests that the site would start delivering in 2021/2022, and it is worth noting that this would be 41 years from the establishment of the New Town Act 1981, 27 years from the masterplan for the Bridgewater East area and 4 years from Outline permission being granted.

Land at Appleton Cross

1.21 This site is included in the 2020 SHLAA as Site 308 – Land at Appleton Cross, which identifies:

- Relevant planning history includes application 2019/35105;
- The site is not constrained other than a hazardous installation issue;
- The site has capacity for 370 homes;
- This is a greenfield site which is being promoted by Homes England; and,
- The site would deliver: 5 homes in 2021/2022; 70 homes between 2022/2023 and 2026/2027; and 15 homes in 2027/2028.

Figure 4: Land at Appleton Cross



Source: 2020 SHLAA Interactive Map

³ Paragraph 3.1.1, Planning Statement (Atkins, February 2017), Application 2017/29929

1.22 The table below shows the planning history at Appleton Cross following the establishment of the New Towns Act 1981 and development strategy and masterplan for the Bridgewater East area.

Table 4: Planning History for Appleton Cross

Stage	Date Granted	Planning App Reference
New Towns Act 1981	1981	New Towns Act
Bridgewater East Masterplan	1995	-
Outline Application (Homes England) – 370 homes	18 January 2018	2017/29930
RM Application (Barratt David Wilson) – 370 homes	18 September 2019	2019/35105
Amendment to RM (Barratt David Wilson) – 370 homes	19 December 2019	2019/36118
Actual Start on Site	N/A	-
Expected Start on Site on Housing Trajectory	2021/22	-

1.23 The site is not within the Green Belt and the principle of development at the site was established at the time of the New Town Act 1981. This is a largely unconstrained, greenfield site. When the Bridgewater East masterplan was partially implemented enabling infrastructure in 2020 included the construction of Dipping Brook Road and Blackcap Road and the associated direct access points into the Site, in addition to advanced structural planting. Associated mains drainage and services were also put in place at that time⁴.

1.24 Despite this, Homes England (then the Homes and Communities Agency) obtained Outline permission in 2018. The site is being brought forward by a single house builder. Barratt David Wilson subsequently obtained consent for reserved matters in 2019. Conditions are still being discharged.

1.25 The Council’s housing trajectory suggests that the site would start delivering in 2021/2022, and it is worth noting that this would be 41 years from the establishment of the New Town Act 1981, 27 years from the masterplan for the Bridgewater East area and 4 years from Outline permission being granted.

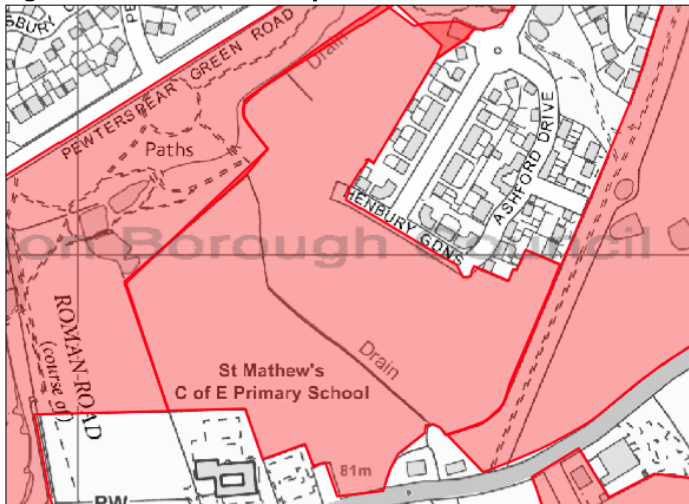
Land at Pewterspear Green

1.26 The SHLAA identifies that:

- Relevant planning history includes application 2018/32672;
- The site is not constrained;
- The site has capacity for 180 homes;
- This is a greenfield site which is being promoted by Homes England; and,
- The site has delivered 88 homes;
- The site would deliver: 55 homes in 2020/2021; and 37 homes in 2022/2023.

⁴ Paragraph 3.1.1, Planning Statement (Atkins, February 2017), Application 2017/29930

Figure 5: Land at Pewterspear Green



Source: 2020 SHLAA Interactive Map

1.27 The table below shows the planning history at Pewterspear Green following the establishment of the New Towns Act 1981 and development strategy and masterplan for the Bridgewater East area.

Table 5: Planning History for Pewterspear Green

Stage	Date Granted	Planning App Reference
New Towns Act 1981	1981	New Towns Act
Bridgewater East Masterplan	1995	-
Outline Application (Homes England) – 180 homes	28 September 2017	2016/28807
RM Application (Barratt David Wilson) – 180 homes	12 October 2018	2018/32672
Actual Start on Site	2019/20*	-
Expected Start on Site on Housing Trajectory	2021/22	-

* <https://www.gov.uk/government/news/new-homes-under-construction-in-south-warrington>

1.28 The site is not within the Green Belt and the principle of development at the site was established at the time of the New Town Act 1981. This is an unconstrained, greenfield site.

1.29 Despite this, Homes England (then the Homes and Communities Agency) obtained outline permission in 2017, 36 years from the establishment of the New Town Act 1981, and 22 years from the masterplan for the Bridgewater East area. The site is being brought forward by a single house builder. Barratt David Wilson subsequently obtained consent for reserved matters in 2018.

1.30 The 2020 SHLAA suggested that the site has delivered 88 homes and would be completed by 2022/2023.

Summary

1.31 Homes England (the then Homes and Communities Agency) obtained three Outline approvals to develop land at Grappenhall Heys, Appleton Cross and Pewterspear Green. Collectively, these three Outline permissions have the ability to deliver a total of 950 homes. The 2020 SHLAA suggested that only 88 homes have been delivered.

1.32 Furthermore, these timeframes are set within the context of:

- The principle of residential development having been established at these sites for around 40 years under the New Towns Act 1981;
- There not being a housing target in Warrington in the Core Strategy (adopted July 2014) – following the successful challenges by Satnam Millennium Limited which removed the housing target of 10,500 new homes (equating to 500 per year) between 2006 and 2027;
- There not being a requirement for the sites to be developed in accordance with a Supplementary Planning Document, which would first have required a round of consultation and formal adoption in line with Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012;
- All the sites being unconstrained greenfield sites; and,
- All sites having the benefit of enabling infrastructure developed at the time of the Bridgewater East masterplan partial implementation.