

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

Gross Site Area (Ha): 22

Net Developable Site Area (Ha): 16.50

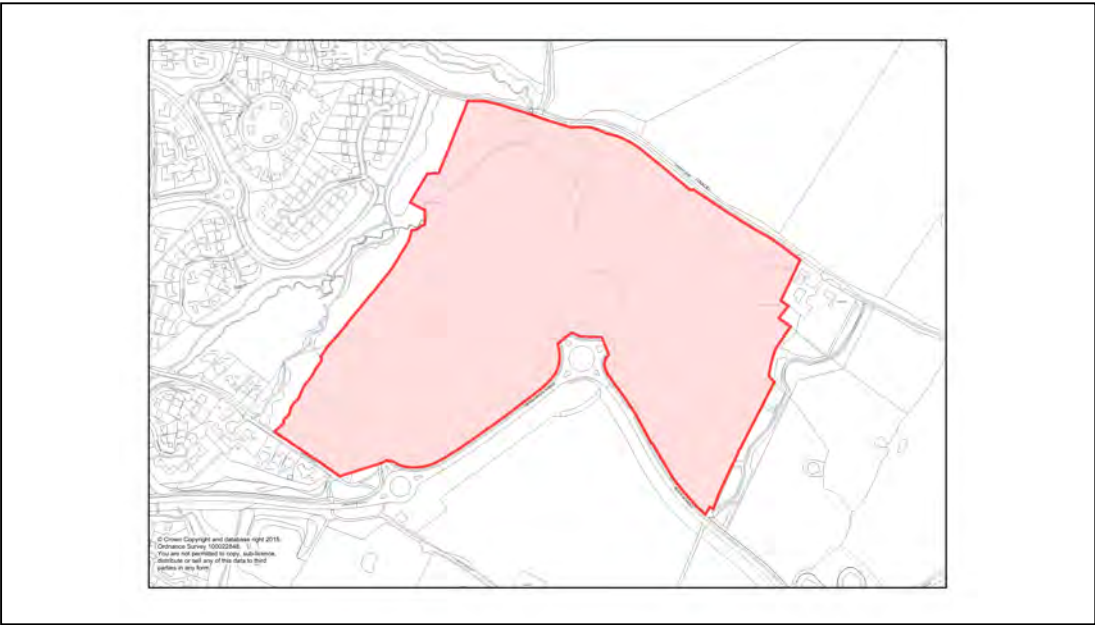
Planning Permission History: 2019/35105

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site has an extant planning consent. Development has commenced on site. Site is therefore evidently suitable.

Available: Yes
Comments: Planning consent for residential development implemented. Site is therefore evidently available.

Achievable: Yes
Comments: Site is complete.



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: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

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): 0.84 **Net Developable Site Area (Ha):** 0.756

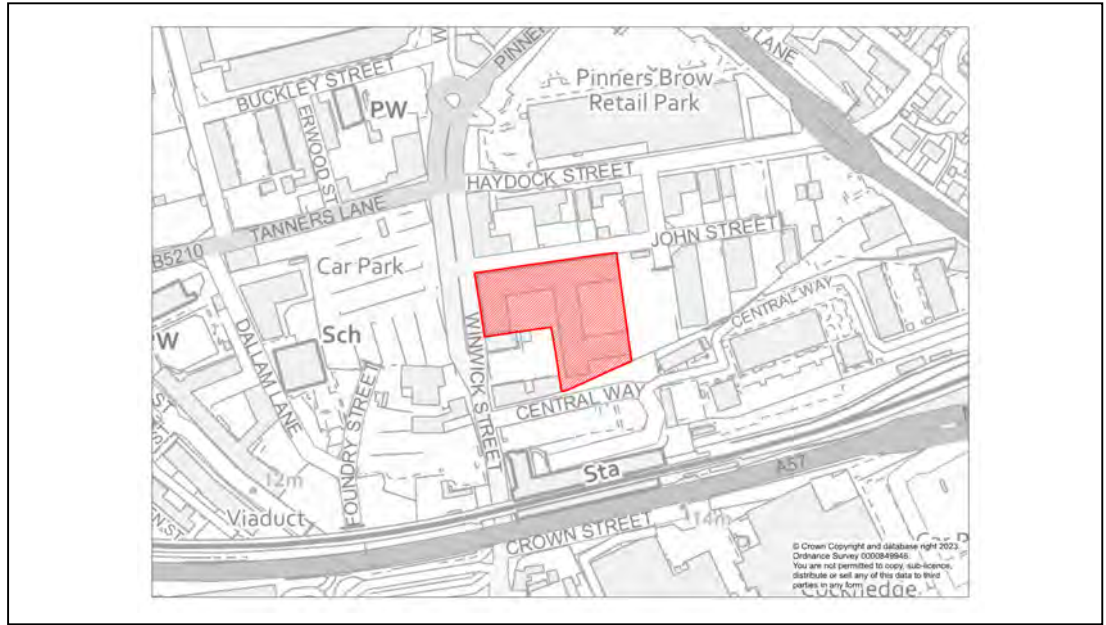
Planning Permission History: 2017/31394

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site has an extant planning consent. Development has commenced on site. Site is therefore evidently suitable.

Available: Yes
Comments: Planning consent for residential development implemented. Site is therefore evidently available.

Achievable: Yes
Comments: The site is now benefits from full planning consent (2017/31394) and development has commenced on site. Development has progressed significantly with the main structure and the majority of the external cladding complete. The development had stalled due to the developer going into liquidation, however, the site has now been sold on and development has resumed. Therefore, the site is still considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF, albeit that the completion of the scheme is likely to be delayed.



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: 226

Deliverable 2024-2029: 226	
2024/25: 226	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: 00302/FULM
Ward: Fairfield & Howley
Existing Use: Commercial

Gross Site Area (Ha): 0.55 **Net Developable Site Area (Ha):** 0.495

Planning Permission History: 2024/00302/FULM

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site had previous planning consent. No material change of circumstances since the permission was granted. Site is therefore evidently suitable.

Available: Yes
Comments: Landowner has resurrected interest in developing the site for residential development recently via the submission of pre-application enquiries in 2020 and 2023 (PRE/2023/00018).

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. It is likely that the nature of the site lends itself to high density apartment development. Whilst, the site does not benefit from planning consent, there is strong developer interest in this area, particularly given location on the edge of the Town Centre; ongoing regeneration and the waterfront location. Therefore, the site is considered to be developable in the medium term (6-10 year period).



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: 64.35
Residual Net Capacity: 64.350000000000009

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 64	
2029/30:	2030/31: 64
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Gross Site Area (Ha): 0.57	Net Developable Site Area (Ha): 0.513
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Planning Permission History: 2007/10238

Green Belt: No	Greenfield/PDL: PDL
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Suitable: Yes
Comments: Site has an extant reserved matters planning consent. Whilst, development on site has stalled the site is in a suitable location close to the Town centre. Site is therefore evidently suitable.

Available: Yes
Comments: Site benefits from reserved matters planning approval, is in single ownership but is not being actively marketed at the current time by the land owner.

Achievable: Yes
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. Whilst, the site benefits from an extant consent (2007/10238) there has been no recent activity on site. However, nearby developments have proved successful in the past and there is strong developer interest in this area again, particularly given location close to Town Centre. Therefore, the site is considered to be developable in the longer term (11-15 year period).



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: 66.69
Residual Net Capacity: 66.689999999999984

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 67	
2034/35: 67	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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): 1.18	Net Developable Site Area (Ha): 1.062
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Planning Permission History: 2019/35548

Green Belt: No	Greenfield/PDL: PDL
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Suitable: Yes
Comments: Site is in a sustainable location and the nature of the site is such that it could likely be developed with no detrimental impact on the operations of adjacent land uses and to ensure a sufficient level of amenity for the proposed occupiers. The site has benefited from planning approval for residential development in the past and was therefore previously deemed suitable. It is currently the subject of a Masterplanning exercise and whilst the draft proposals indicate a predominantly office lead development there is current interest for residential led development on the site (2019/35548). The site evidently remains suitable.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who is promoting the site through a planning application. Hence, it is considered available.

Achievable: Yes
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. The site is located in the Stadium Quarter Masterplanning area, where the Council are promoting regeneration through the recently adopted Warrington Local Plan 2021/22-2038/39 and where there is currently developer activity. Whilst, the site does not currently benefit from planning consent, it is subject to a planning application seeking a 5 year consent. Therefore, the site is considered to be developable in the medium term (6-10 year period) in accordance with the definition in the NPPF.



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 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 550	
2029/30:	2030/31: 345
2031/32: 175	2032/33: 30
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: Clevelands Farm
Site Address: Moss Side Lane, Rixton, WA3 6HQ
Ward: Rixton & Woolston
Existing Use: Agriculture

Gross Site Area (Ha): 1.4 **Net Developable Site Area (Ha):** 1.26

Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.

Available: No
Comments: Owner is not currently promoting the site for housing although has done previously. The owner is now promoting the site for commercial use. Hence, it cannot be considered available at this time.

Achievable: No
Comments: Not achievable for residential use due to owner pursuing alternative use for site. Hence, it is considered that the site is no longer achievable.



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: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Not achievable for residential development due to lack of owner interest and continuation of established commercial use. Site to be discounted from future SHLAA reviews.

Concluding Recommendation: Constrained

Site Name: Land off Thirlmere Drive
Site Address: Land off Thirlmere Drive, Lymm, WA13 9PE
Ward: Lymm North & Thelwall
Existing Use: Vacant land

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

Planning Permission History: 2023/00608/FUL

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site has been removed from the Green Belt and allocated for residential development in the recently adopted Warrington Local Plan 2021/22-2038/39. In addition the site is now subject to a planning application (2023/00608/FUL) that is currently undetermined.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who has promoted the site through the Local Plan review and now a planning application.

Achievable: Yes
Comments: The site benefits from an allocation for residential development through the adopted Warrington Local Plan 2021/22-2038/39 and is the subject of a planning application. The Local Plan housing trajectory that was supported by signed Statements of Common Ground with all the developers of the proposed allocation sites identifies the site as being deliverable within 5 years. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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: 36
Residual Net Capacity: 36

Deliverable 2024-2029: 36	
2024/25:	2025/26:
2026/27:	2027/28: 36
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Site is subject to a planning application for residential development. Capacity is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

Site Name: Land at the junction of Warrington Rd/Jennet's Lane
Site Address: Glazebury, WA3 5QB
Ward: Culcheth, Glazebury & Croft
Existing Use: Agriculture

Gross Site Area (Ha): 1.94	Net Developable Site Area (Ha): 1.746
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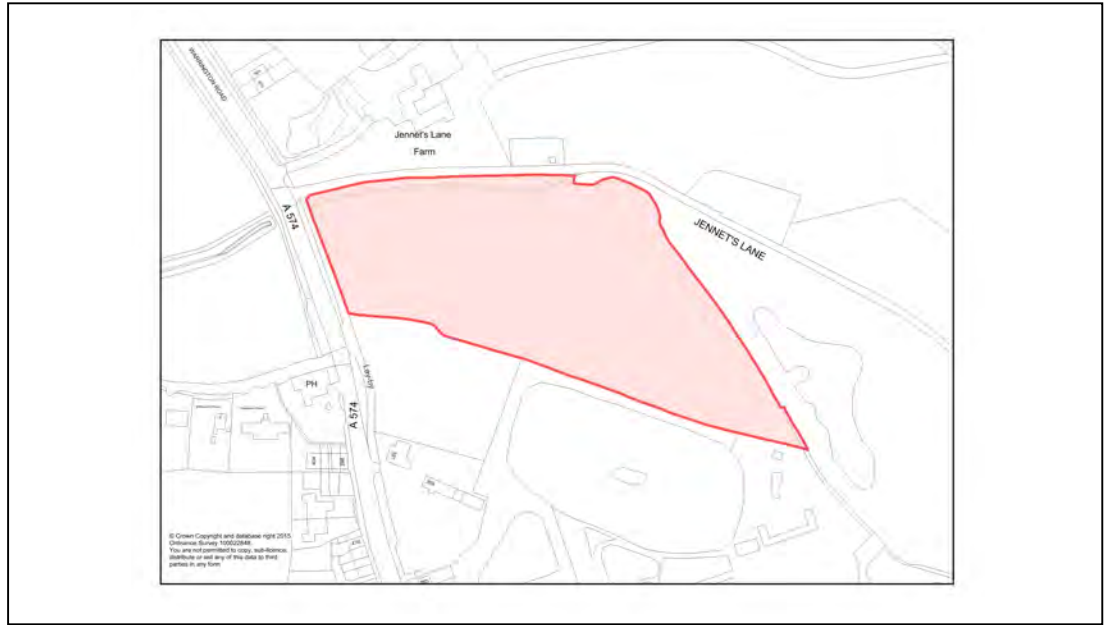
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
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Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Peel Hall
Site Address: Orford, Warrington, WA2
Ward: Poplars & Hulme
Existing Use: Vacant land

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

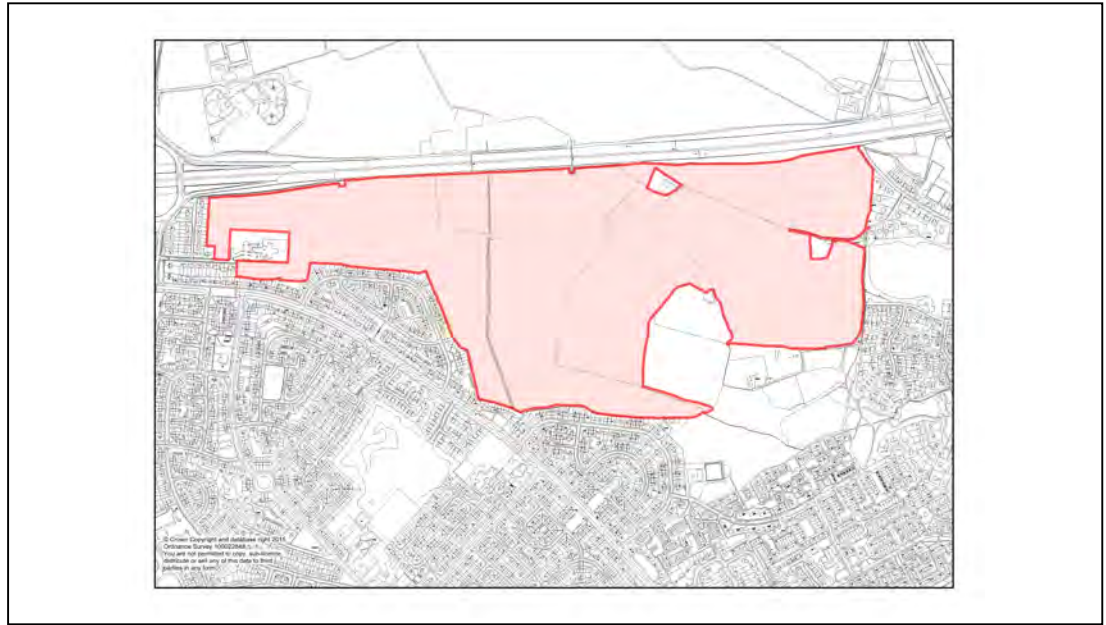
Planning Permission History: 2016/28492

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site has an extant planning consent. No material change of circumstances since the permission was granted. Site is therefore evidently suitable.

Available: Yes
Comments: The site is in single and public ownership and the owners are promoting development of the site. It is therefore evidently available.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Chapelford Urban Village and Omega, which are of a similar scale, have proved successful. Therefore it is considered that the development of this greenfield site will be achievable on a phased basis. The site is being promoted by the Council through the recently adopted Local Plan and has already recieved outline planning permission. The site is therefore considered achievable in the short to medium-term.



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 2024-2029: 420	
2024/25:	2025/26: 60
2026/27: 120	2027/28: 120
2028/29: 120	
Developable 2029-2034: 600	
2029/30: 120	2030/31: 120
2031/32: 120	2032/33: 120
2033/34: 120	
Developable 2034-2039: 180	
2034/35: 120	2035/36: 60
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Site is considered suitable, available and achievable and currently benefits from a planning approval for residential development. The site has now been disposed of to the market and the developer has engaged in pre-application discussions. Hence, it is considered that the site will commence delivering within the (0-5) year period, albeit that it is likely to be built out over approximately a ten year period.

Concluding Recommendation: Suitable, available and achievable

Site Name: Land off A57 Manchester Road
Site Address: Hollins Green, WA3 6JZ
Ward: Rixton & Woolston
Existing Use: Vacant land

Gross Site Area (Ha): 7.54 **Net Developable Site Area (Ha):** 5.655

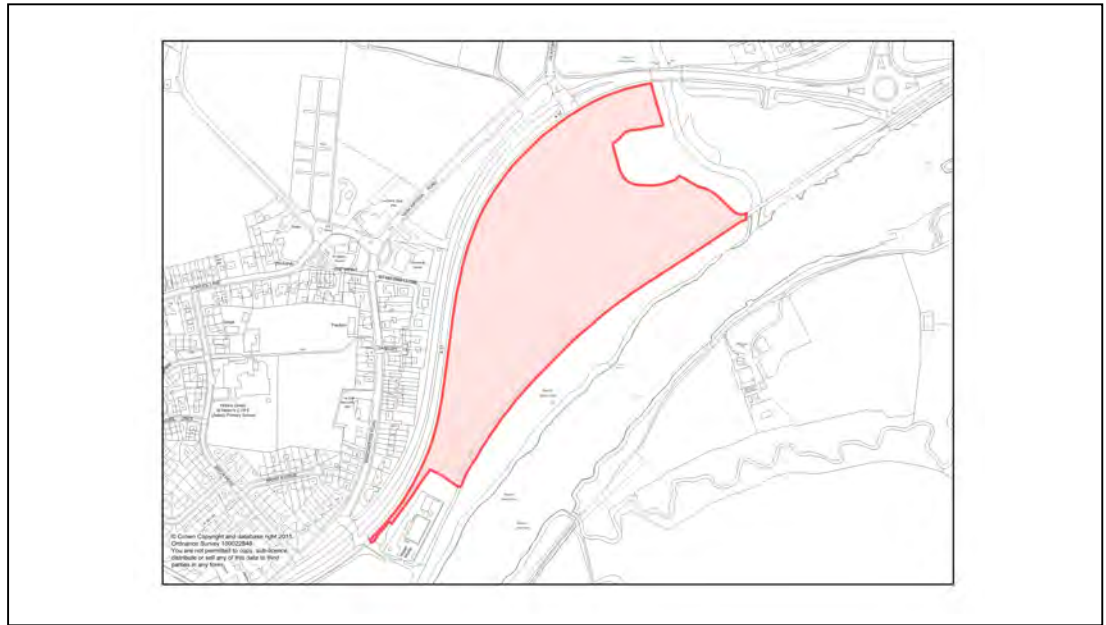
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt. In addition the site currently still forms part of the HS2 safeguarding route.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

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

Gross Site Area (Ha): 0.35 **Net Developable Site Area (Ha):** 0.35

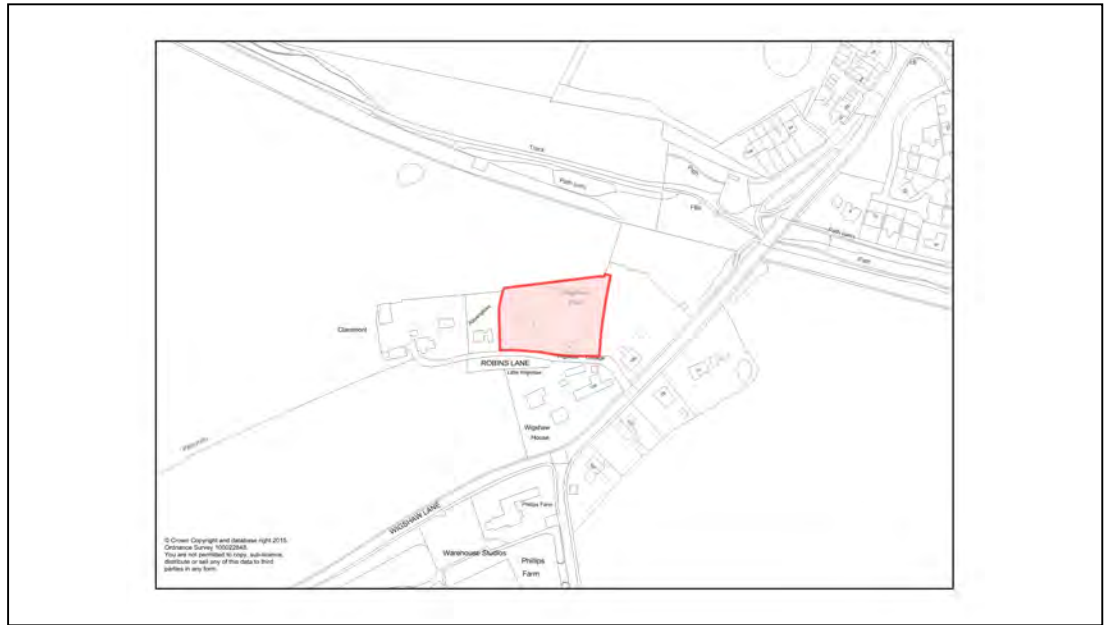
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Whilst, the site is within the Green Belt, there is potential for some development in compliance with the provisions of appropriate development as defined by para 154 of the NPPF.

Available: Unknown
Comments: The land owners intentions/aspirations for this site are unknown.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing with a requirement. Nearby recent developments in this locality have proved successful and Culcheth remains a very strong and buoyant housing market. The site is therefore considered to be achievable.



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 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 7	
2034/35: 7	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: Land west of and to the rear of 39-49 Brookfield Rd
Site Address: Brookfield Rd, Culcheth, WA3 4PA
Ward: Culcheth, Glazebury & Croft
Existing Use: Urban Green Space and agricultural

Gross Site Area (Ha): 23	Net Developable Site Area (Ha): 17.25
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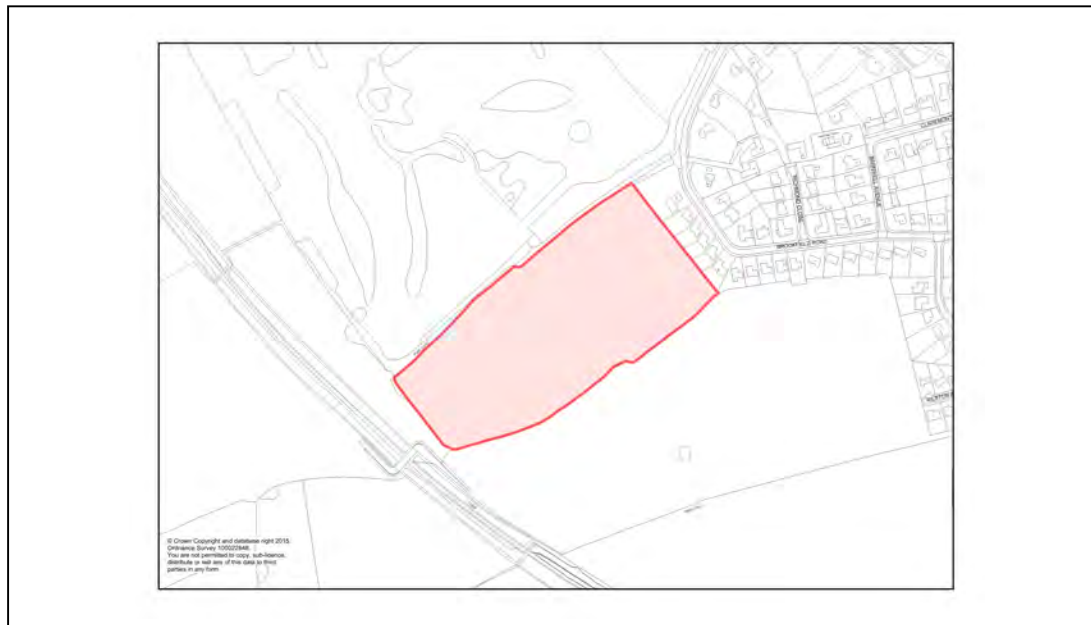
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
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Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land off Lady Lane (Part covered by 1523/1608 and 2144)
Site Address: Croft, Warrington, WA3 7AU
Ward: Culcheth, Glazebury & Croft
Existing Use: Agriculture

Gross Site Area (Ha): 13.47	Net Developable Site Area (Ha): 10.1025
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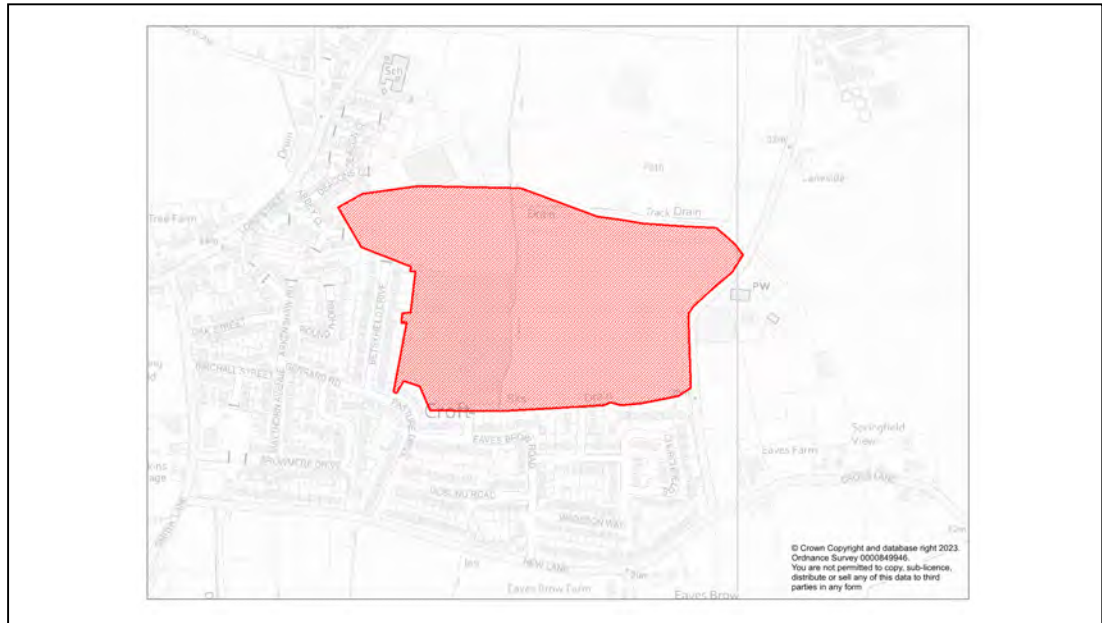
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
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Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Statham Lodge Hotel
Site Address: Warrington Road, Statham, WA13 9BP
Ward: Lymm North & Thelwall
Existing Use: Hotel

Gross Site Area (Ha): 1.49 **Net Developable Site Area (Ha):** 1.341

Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. Providing any development proposals are based on the conversion of the existing building the site is considered to be suitable.

Available: No
Comments: The land owners intentions/aspirations for this site are unknown.

Achievable: No
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Nearby recent developments in this locality have proved very successful achieving sales values considerably in excess of borough averages. Consequently there is evident demand for housing, however the availability and achievability of the site is uncertain given the active use and constraints associated with the conversion of a Grade II listed building and existing Green Belt designation.



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: No

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Site is considered suitable but development is currently constrained. Whilst the constraints may be capable of being overcome, in cumulative with the current active use it is not considered appropriate to include the site in current land supply calculations. Site to be reviewed on an annual basis.

Concluding Recommendation: Constrained

Site Name: Land to the south of Nook Farm
Site Address: Arley Road, Appleton Thorn, WA4 4RW
Ward: Grappenhall
Existing Use: Agriculture

Gross Site Area (Ha): 16.78 **Net Developable Site Area (Ha):** 12.59

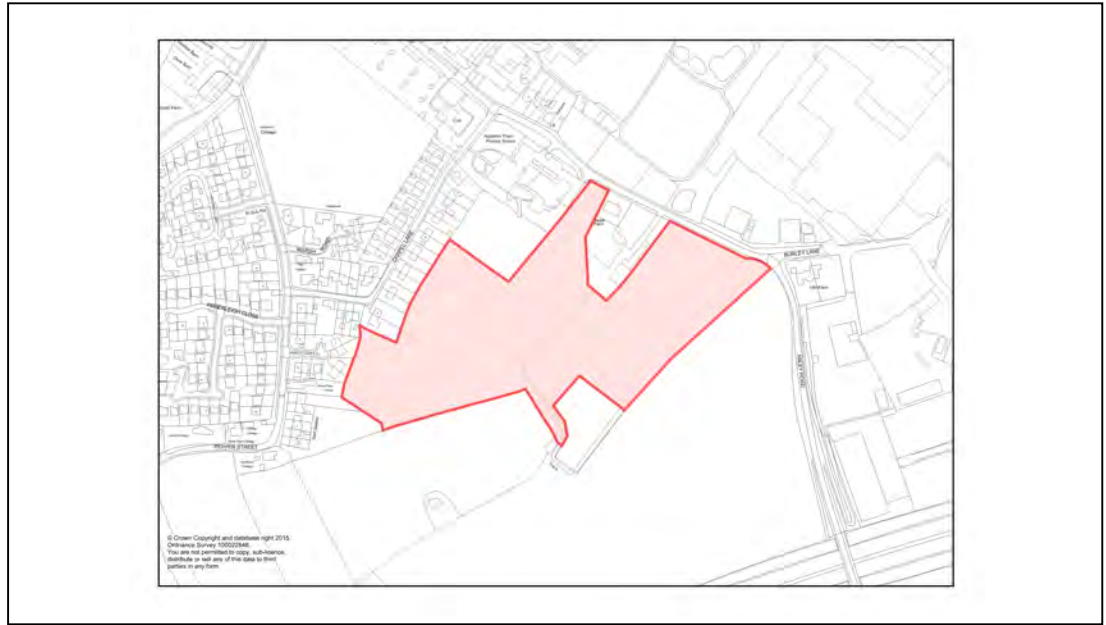
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land to the south of Lumber Lane
Site Address: Lumber Lane, Burtonwood
Ward: Burtonwood & Winwick
Existing Use: Agriculture

Gross Site Area (Ha): 5.53 **Net Developable Site Area (Ha):** 4.1475

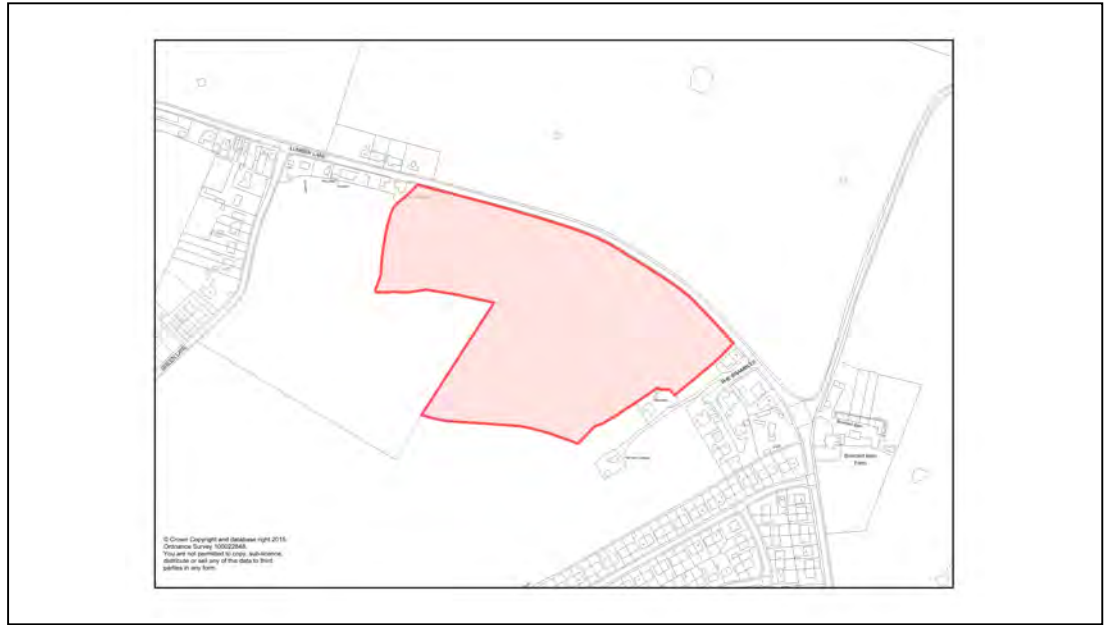
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

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): 16.1257

Net Developable Site Area (Ha): 12.094275

Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Residential development of the site would constitute a new community severed from any existing community but is of a scale which would ensure it would be sustainable if developed along with the wider area as opposed to in isolation. The nature of the site is such that it could likely be developed to ensure a sufficient level of amenity for the proposed occupiers, subject to layout and design. The site is identified for residential development within the Town Centre Masterplan and the adopted Warrington Local Plan 2021/22-2038/39 (Policy MD1).

Available: Yes
Comments: The site is in single ownership and the owner is promoting development of the site. It is therefore evidently available.

Achievable: Yes
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. The site is located in the Waterfront Masterplanning area, where the Council are promoting regeneration through an allocation in the adopted Local Plan. The site is in the ownership of the Council. The site is considered achievable if brought forward on a phased basis with the adjoining site (1633). Whilst, funding has been secured for essential infrastructure to access the adjoining parcel, the delivery programme has been delayed in order to explore opportunities to secure additional finance to bridge the funding gap due to increased costs, prior to the submission of the full detailed business case to the DfT. Development is anticipated to be delayed and will now be forthcoming in the longer term. Therefore, the site is considered to be developable



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: 605
Residual Net Capacity: 604.71375

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	605

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 funding gap to be resolved 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): 1.86
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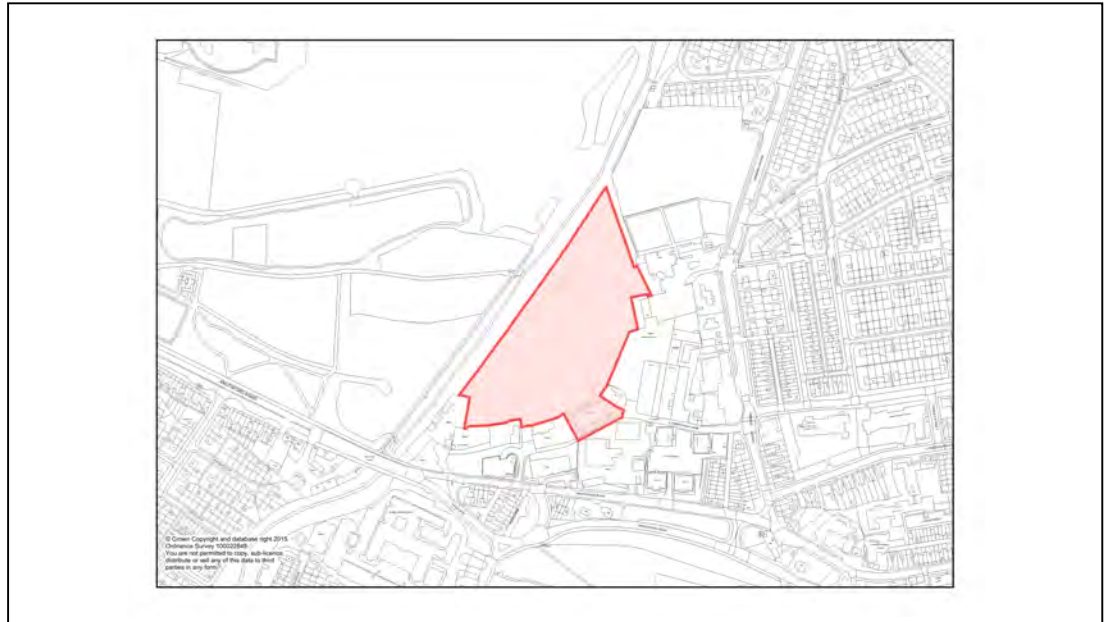
Planning Permission History: n/a

Green Belt: No	Greenfield/PDL: PDL
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Suitable: Yes
Comments: Site is in a sustainable location adjacent to an established residential area. The nature of the site, in parts at least, is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers.

Available: Unknown
Comments: Site owner's current aspirations remain unknown.

Achievable: No
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Not immediately deliverable due to the need to overcome existing constraints. However, the location of the site, predominance of residential development nearby and level of vacancy within the site suggest that the site will likely be attractive to the housing market for redevelopment in the medium to longer term, particularly if brought forward in association with SHLAA sites: 1322 and 2129.



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: 56
Residual Net Capacity: 55.799999999999997

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 35	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34: 35	
Developable 2034-2039: 21	
2034/35: 21	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: Warrington Town Football Club Ground
Site Address: Cantilever Park, Common Lane, Latchford, WA4 2RS
Ward: Latchford West
Existing Use: Mixed Use

Gross Site Area (Ha): 2.98	Net Developable Site Area (Ha): 2.235
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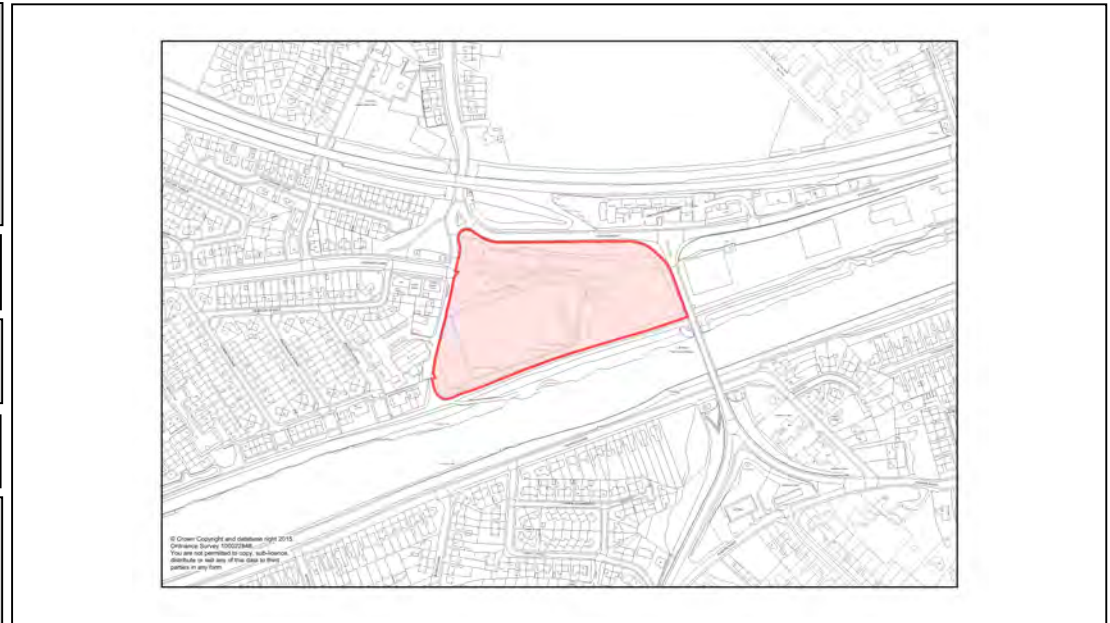
Planning Permission History: n/a

Green Belt: No	Greenfield/PDL: GF
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Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers.

Available: No
Comments: The land owners intentions/aspirations for this site are unknown.

Achievable: No
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Nearby recent developments in this locality have proved successful. Consequently there is evident demand for housing, however the availability and achievability of the site is uncertain given the active use and constraints associated to the loss of an existing playing pitch/community facility.



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: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Concluding Recommendation: Constrained

Site Name: United Utilities Pool Lane Depot
Site Address: Pool Lane, North of Chester Road, Higher Walton, WA4 6EP
Ward: Appleton
Existing Use: Car sales

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

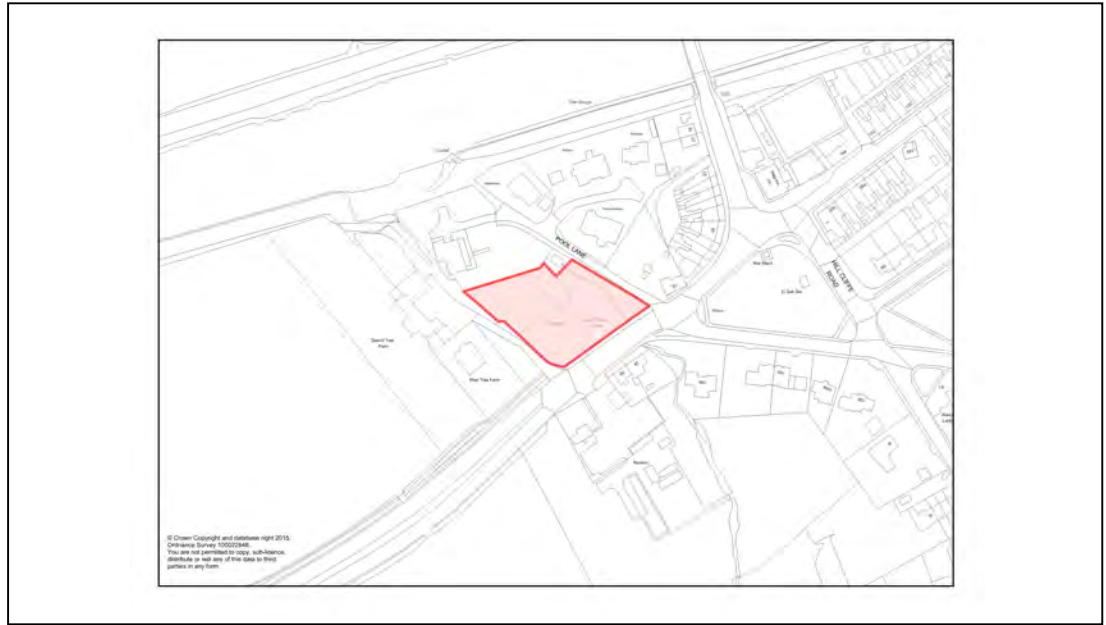
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a sustainable location adjacent to an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers.

Available: Unknown
Comments: The land owners intentions/aspirations for this site are unknown.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Trend information, including the recent monitoring returns (Planning consent on adjacent site), suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised in the short to medium-term. South Warrington is a strong and high demand market area. The development of this site is therefore considered achievable.



Active Use: Yes
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: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: 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.

Concluding Recommendation: Constrained

Site Name: Land at Glazebury WwTW
Site Address: South of Hawthorne Avenue, Fowley Common, WA3 5JT
Ward: Culcheth, Glazebury & Croft
Existing Use: Agriculture

Gross Site Area (Ha): 4.89 **Net Developable Site Area (Ha):** 3.6675

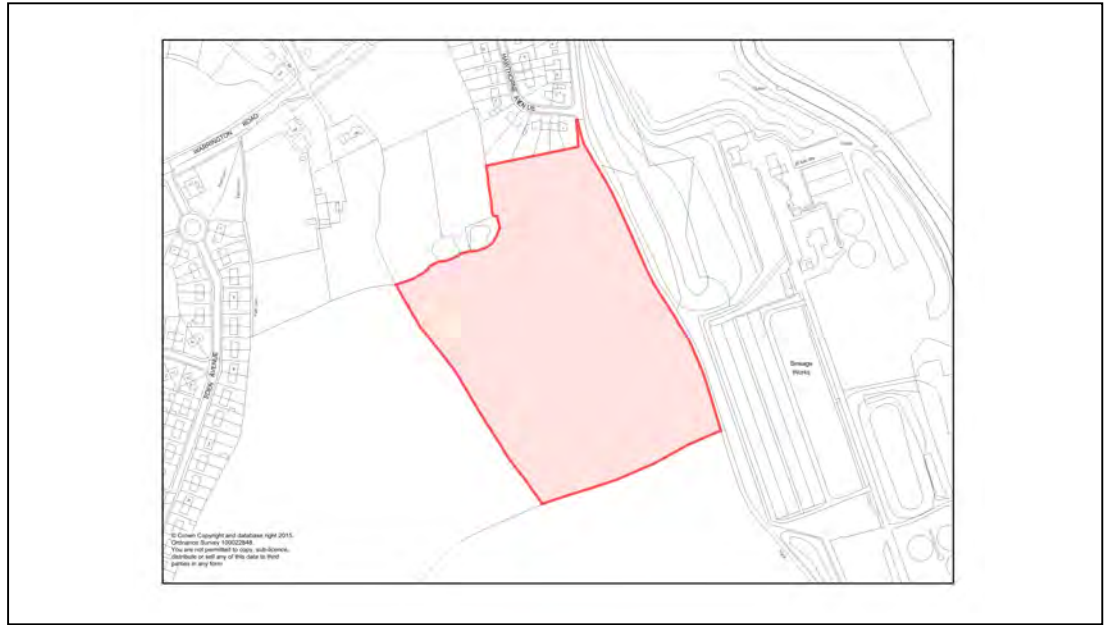
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Greenscene
Site Address: Burford Lane, Broomedge, WA13 0SE
Ward: Lymm South
Existing Use: Horticulture

Gross Site Area (Ha): 0.39 **Net Developable Site Area (Ha):** 0.195

Planning Permission History: 2022/41938

Green Belt: Yes **Greenfield/PDL:** GF/PDL

Suitable: Yes
Comments: Site has an extant planning consent. No material change of circumstances since the permission was granted. Site is therefore evidently suitable.

Available: Yes
Comments: Site benefits from full planning approval, is in single ownership and availability has been confirmed by the land owner.

Achievable: Yes
Comments: Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning approval is secured. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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 2024-2029: 1	
2024/25:	2025/26: 1
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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 west of Reddish Crescent
Site Address: Lymm, WA13 9PR
Ward: Lymm North & Thelwall
Existing Use: Agriculture

Gross Site Area (Ha): 2.63 **Net Developable Site Area (Ha):** 1.9725

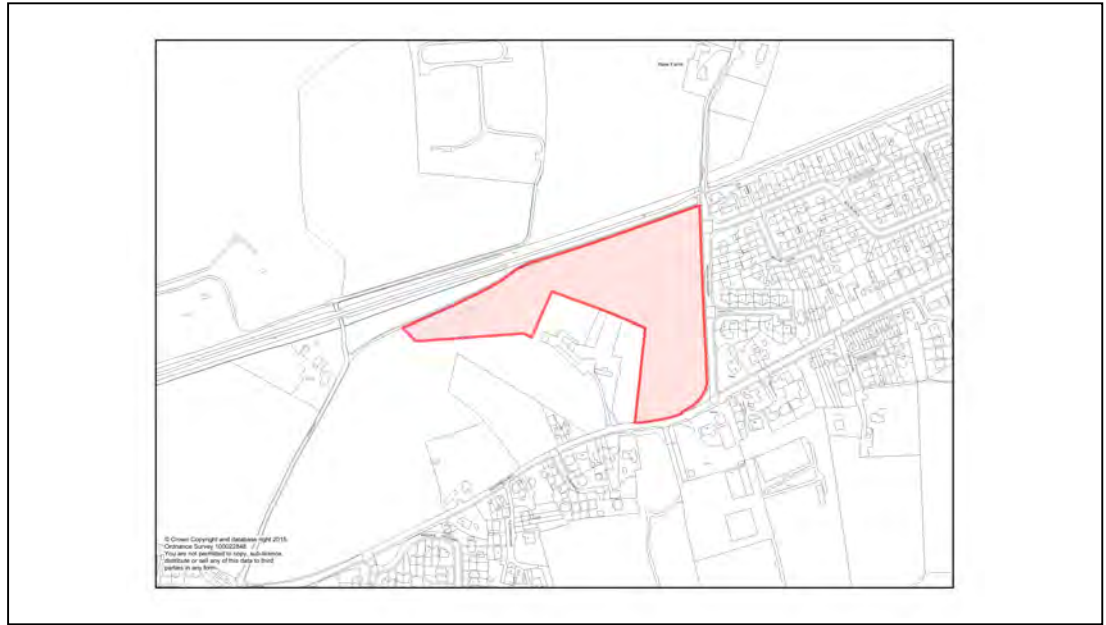
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at Warrington Road/Hawthorne Avenue
Site Address: Culcheth, WA3 5JS
Ward: Culcheth, Glazebury & Croft
Existing Use: Vacant land

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

Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at Warrington Road (rear of Nos 134 - 182)
Site Address: Glazebury, WA3 5LW
Ward: Culcheth, Glazebury & Croft
Existing Use: Agriculture

Gross Site Area (Ha): 1.71 **Net Developable Site Area (Ha):** 1.539

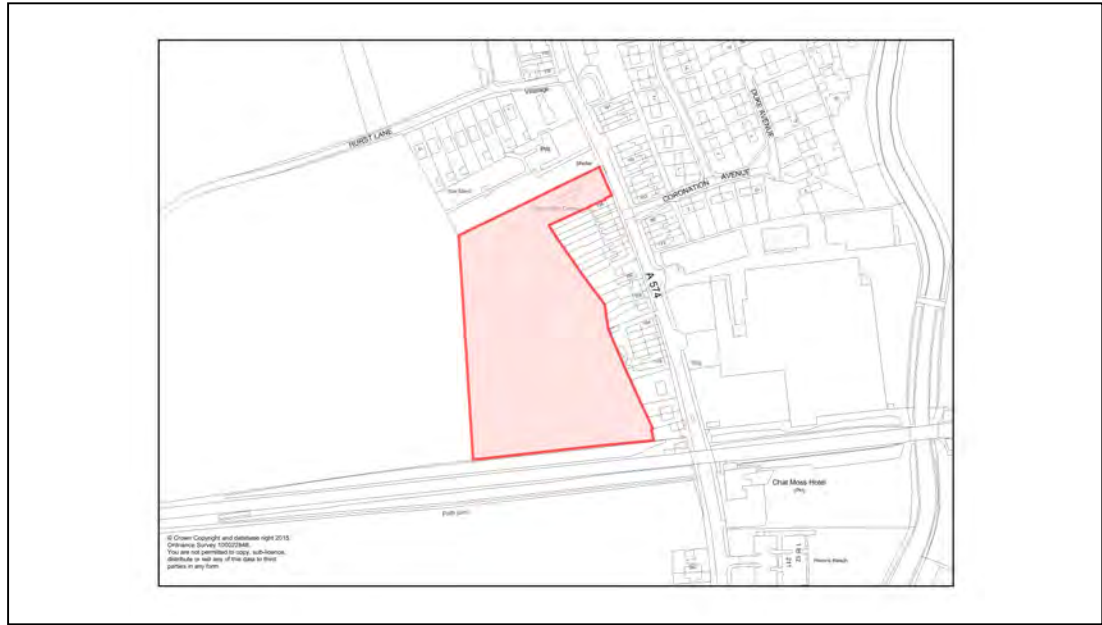
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Queens Crescent Equipped Play Area
Site Address: Queens Crescent, Padgate, WA1 3TU
Ward: Rixton & Woolston
Existing Use: Open space

Gross Site Area (Ha): 0.29 **Net Developable Site Area (Ha):** 0.29

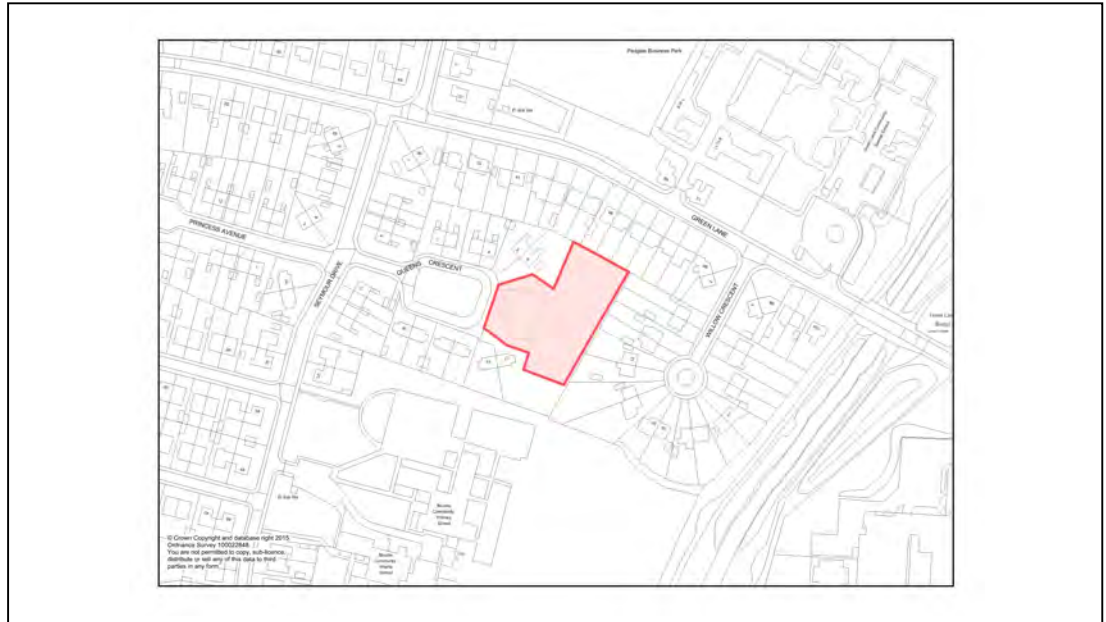
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Concluding Recommendation: Constrained

Site Name: Neville Avenue Garage Plots
Site Address: Land to the rear of 96 Neville Avenue, Orford, WA2 9BE
Ward: Orford
Existing Use: Lock up garages

Gross Site Area (Ha): 0.29 **Net Developable Site Area (Ha):** 0.1914

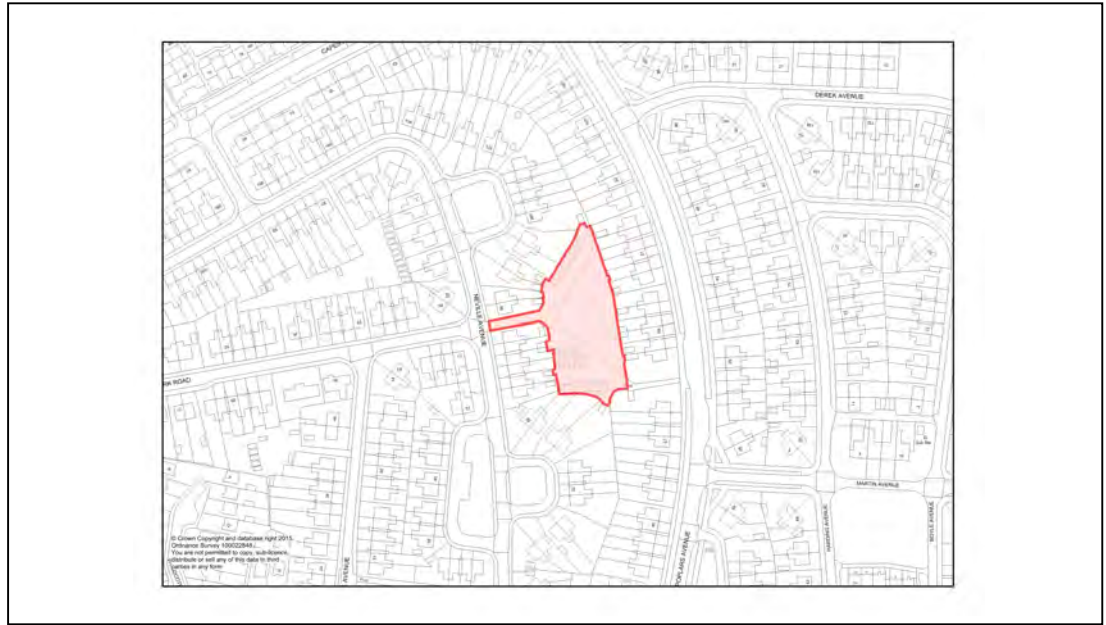
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a sustainable location within an established residential area. The nature of the site is such that it could be developed with no detrimental impact on the amenity of adjacent occupiers and an appropriate level of amenity for potential occupiers.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Concluding Recommendation: Constrained

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

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

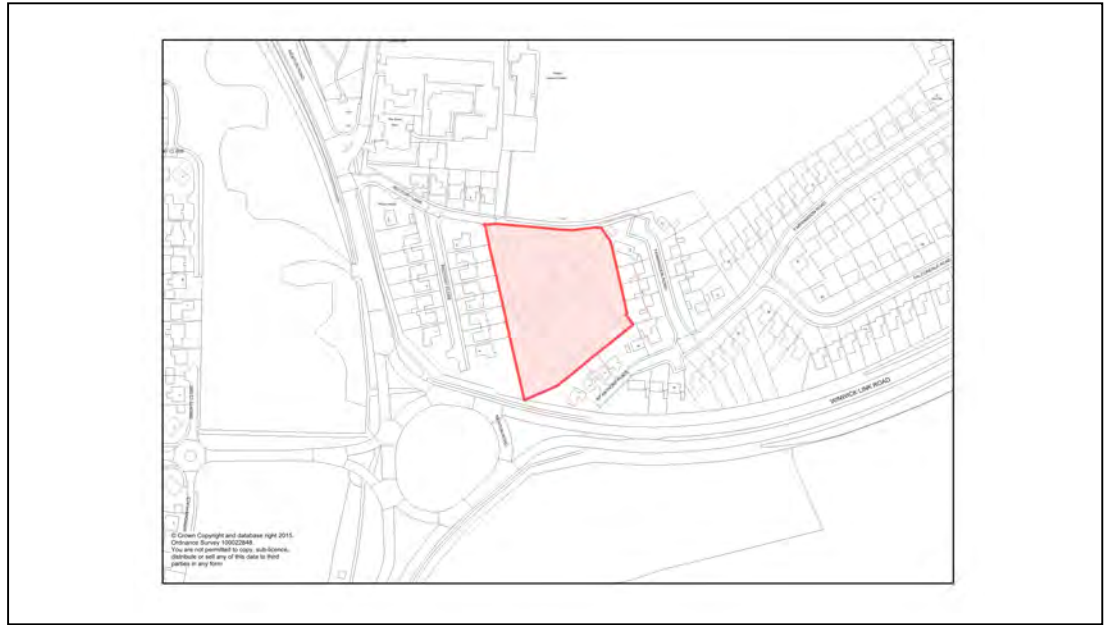
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers. Whilst the locally listed status of the old rectory building and TPOs would influence the layout and density of any proposal, they would not preclude development.

Available: Unknown
Comments: The land owners intentions/aspirations for this site are unknown.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Nearby recent developments such as Winwick Hospital have proved very successful achieving sales values considerably in excess of borough averages. Site is within a high demand market area, very well located adjacent to the regions motorway network and there is nothing to suggest development would not be achievable in this locality. Whilst it is acknowledged that the existing building would have to be converted it is considered that this could be viably achieved alongside enabling development.



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: 4.0999999999999996

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 4	
2034/35:	2035/36:
2036/37: 4	2037/38:
2038/39:	
2039+:	

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: Birchwood Golf Course (east of Carrington Close)
Site Address: East of Carrington Close, Birchwood, WA3 7QA
Ward: Birchwood
Existing Use: Open space

Gross Site Area (Ha): 1.77	Net Developable Site Area (Ha): 1.593
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Planning Permission History: n/a

Green Belt: No	Greenfield/PDL: GF
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Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Concluding Recommendation: Constrained

Site Name: Land to the east of Walton Lea Road, Higher Walton
Site Address: Higher Walton, WA4 6SJ
Ward: Appleton
Existing Use: Agriculture

Gross Site Area (Ha): 3.23	Net Developable Site Area (Ha): 2.4225
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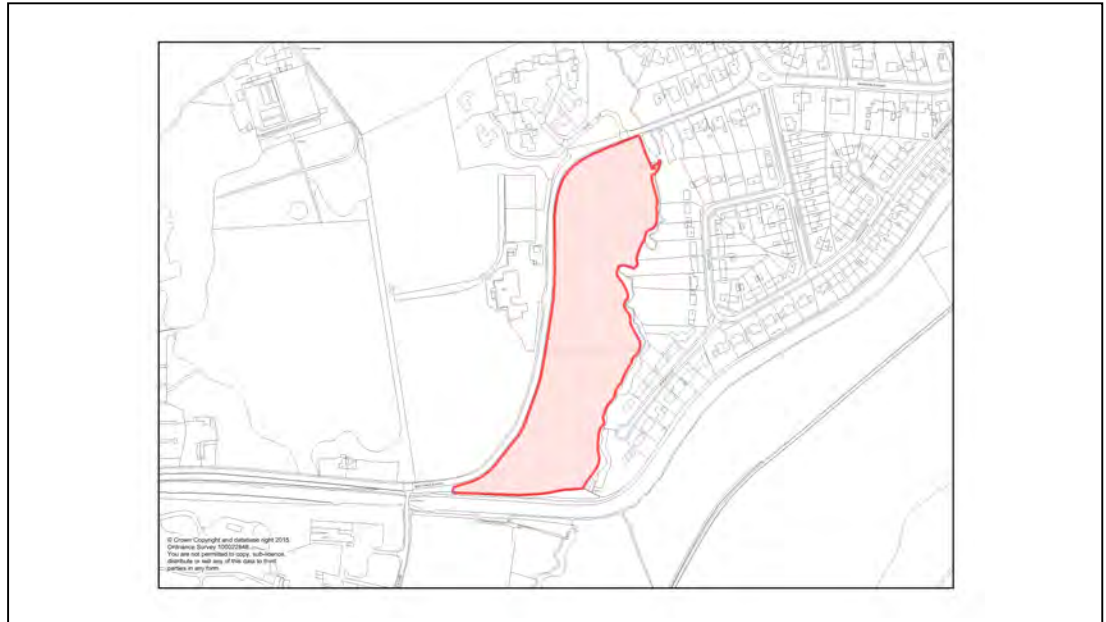
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
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Suitable: No
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Northern Farms Ltd - Cherry Lane / Booths Lane, Lymm
Site Address: Cherry Lane / Booths Lane, Lymm
Ward: Lymm South
Existing Use: Agriculture

Gross Site Area (Ha): 40.3 **Net Developable Site Area (Ha):** 30.225

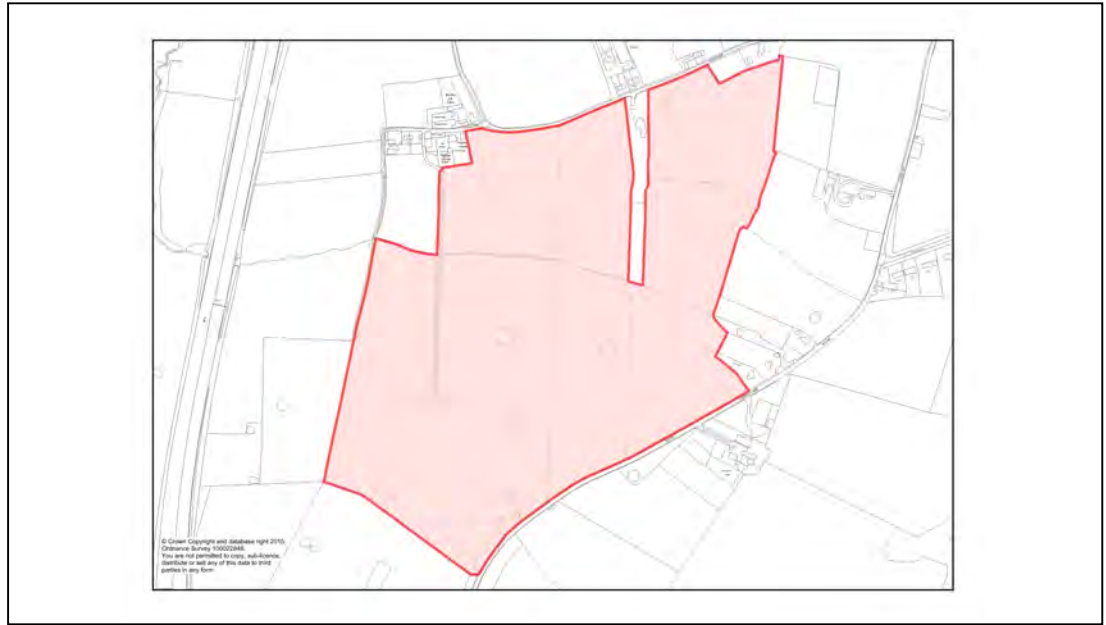
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: No
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

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

Gross Site Area (Ha): 0.86 **Net Developable Site Area (Ha):** 0.774

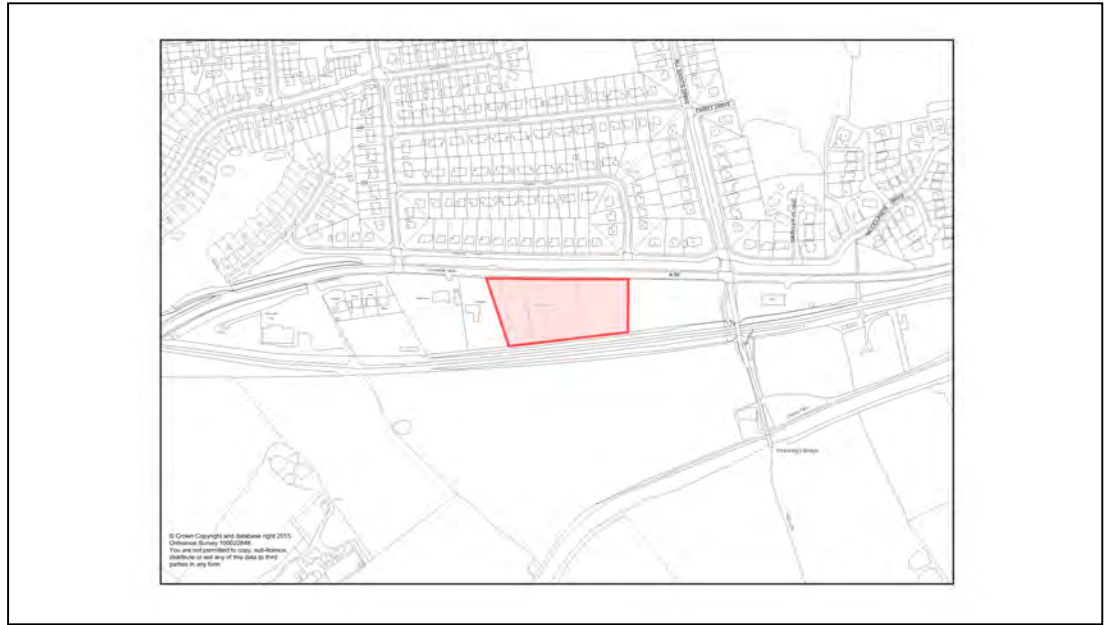
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site has been removed from the Green Belt in the recently adopted Warrington Local Plan 2021/22-2038/39. Site is in a sustainable location in an established residential area. Providing any development proposals are based on the conversion of the existing building the site is considered to be suitable.

Available: Yes
Comments: The site is in single ownership and the owner is promoting development of the site through the Council's pre-app process (PRE/2023/00007). It is therefore evidently available.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised in the short to medium-term. South Warrington is a strong and high demand market area. The land owner has promoted the site through the Local Plan review process. The development of this site is therefore considered achievable.



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

Recommended Gross Capacity: 5
Residual Net Capacity: 5

Deliverable 2024-2029: 0	
2024/25: Yes	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 5	
2029/30:	2030/31:
2031/32: 5	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Gross Site Area (Ha): 0.9 **Net Developable Site Area (Ha):** 0.45

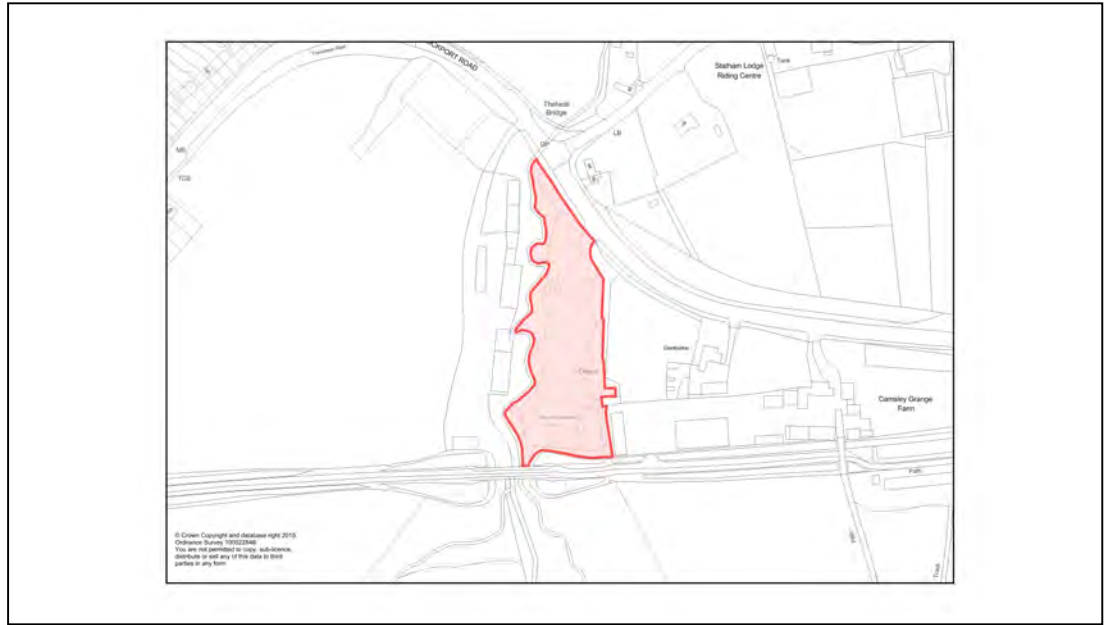
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** PDL

Suitable: No
Comments: Whilst, the site is within the Green Belt, there is potential for some development in compliance with the provisions of appropriate development as defined by para 149 of the NPPF. However, the proposed designation in the emerging Local Plan would preclude the loss of the facility unless alternative provision was to be provided.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Concluding Recommendation: Constrained

Site Name: Land immediately surrounding Pool Farm
Site Address: Pool Lane / Oldfield Road, Statham
Ward: Lymm North & Thelwall
Existing Use: Curtilage

Gross Site Area (Ha): 0.5 **Net Developable Site Area (Ha):** 0.125

Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Whilst, the site is within the Green Belt, there is potential for some development in compliance with the provisions of appropriate development as defined by para 145 of the NPPF.

Available: No
Comments: The site has been the subject of a recent planning application (2021/39151) for 9 affordable units. However, this application was refused on 10/12/2021 and the subsequent appeal (APP/M0655/W/22/3301539) was dismissed on 16/12/2022.

Achievable: No
Comments: Not achievable for residential use due to Green Belt location and recent appeal decision. Hence, it is considered that the site is no longer achievable.



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: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Not achievable for residential development due to recent appeal decision. Site to be discounted from future SHLAA reviews.

Concluding Recommendation: Constrained

Site Name: Land between Oldfield Road and Warrington Road
Site Address: Land between Oldfield Road and Warrington Road, Statham, Lymm,
Ward: Lymm North & Thelwall
Existing Use: Agriculture

Gross Site Area (Ha): 1.43 **Net Developable Site Area (Ha):** 1.287

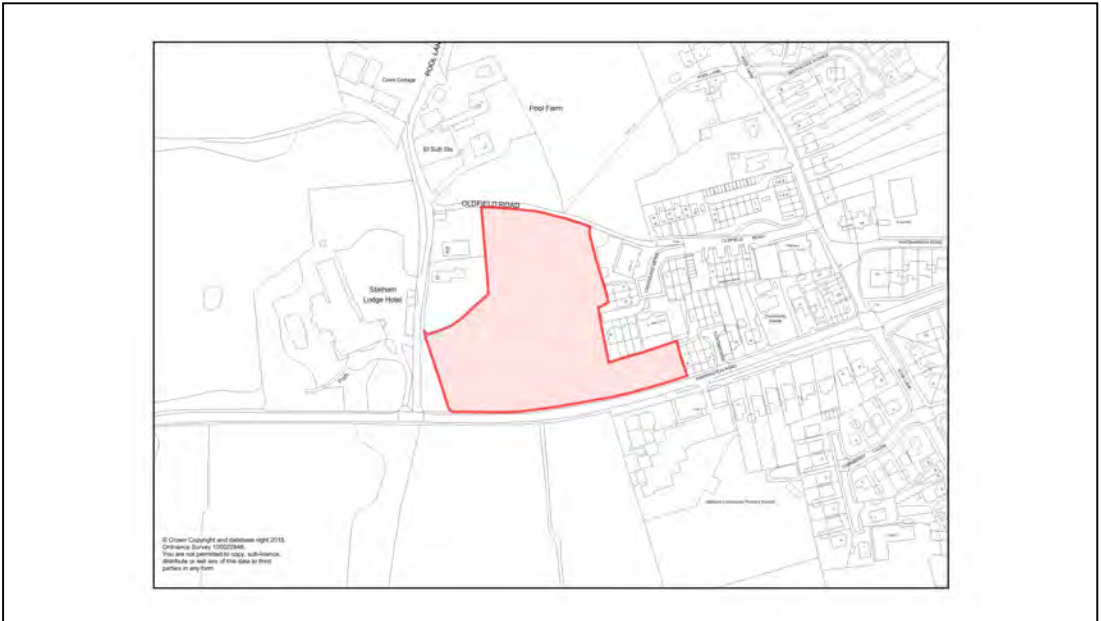
Planning Permission History: 2023/01074/OUTM

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site has been removed from the Green Belt and allocated for residential development in the recently adopted Warrington Local Plan 2021/22-2038/39. In addition the site is now subject to a planning application (2023/01074/OUT) that is currently undetermined.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who has promoted the site through the Local Plan review and now a planning application. There has been a DM Committee (14 March 2024) resolution to grant planning permis

Achievable: Yes
Comments: The site benefits from an allocation for residential development through the adopted Warrington Local Plan 2021/22-2038/39 and is the subject of a planning application. The Local Plan housing trajectory that was supported by signed Statements of Common Ground with all the developers of the proposed allocation sites identifies the site as being deliverable within 5 years. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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: 29
Residual Net Capacity: 29

Deliverable 2024-2029: 29	
2024/25:	2025/26:
2026/27: 10	2027/28: 19
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Site is considered suitable, available and achievable due to its allocation in the recently adopted Local Plan and a resolution to grant planning permission. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

Site Name: Land West of Highfields Stables
Site Address: Off Highfield Stables, Waste Lane
Ward: Lymm North & Thelwall
Existing Use: Agricultural

Gross Site Area (Ha): 0.58 **Net Developable Site Area (Ha):** 0.522

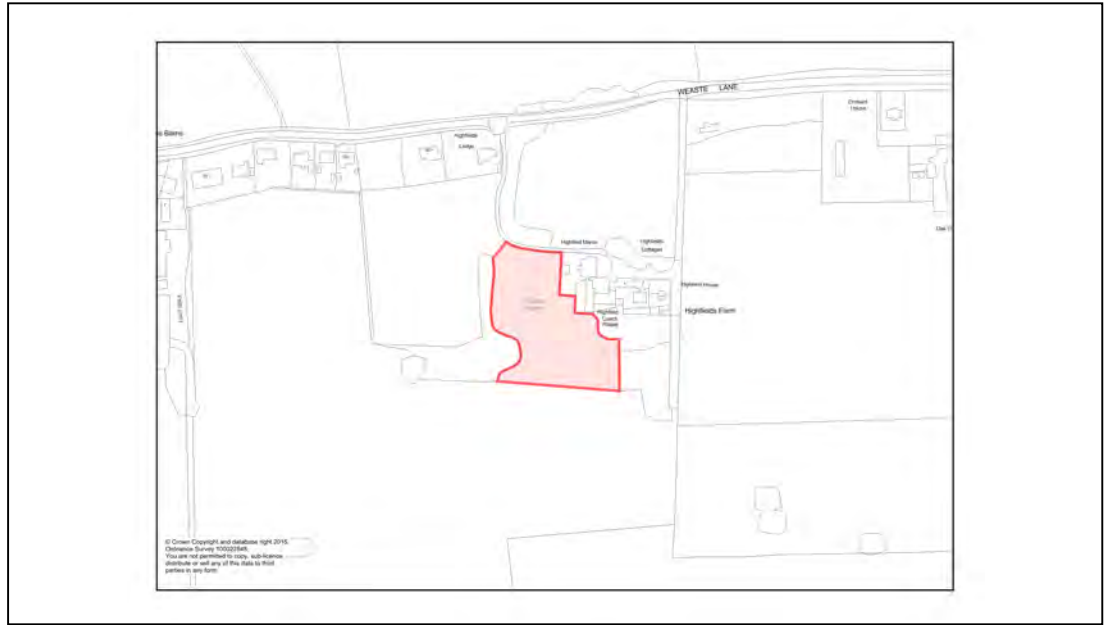
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: No
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land South of Highfield Stables
Site Address: Off Highfield Stables, Waste Lane
Ward: Lymm North & Thelwall
Existing Use: Agricultural

Gross Site Area (Ha): 1.15 **Net Developable Site Area (Ha):** 1.035

Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land North of Highfield Stables
Site Address: Waste Lane, Thelwall
Ward: Lymm North & Thelwall
Existing Use: Agricultural

Gross Site Area (Ha): 1.18 **Net Developable Site Area (Ha):** 1.062

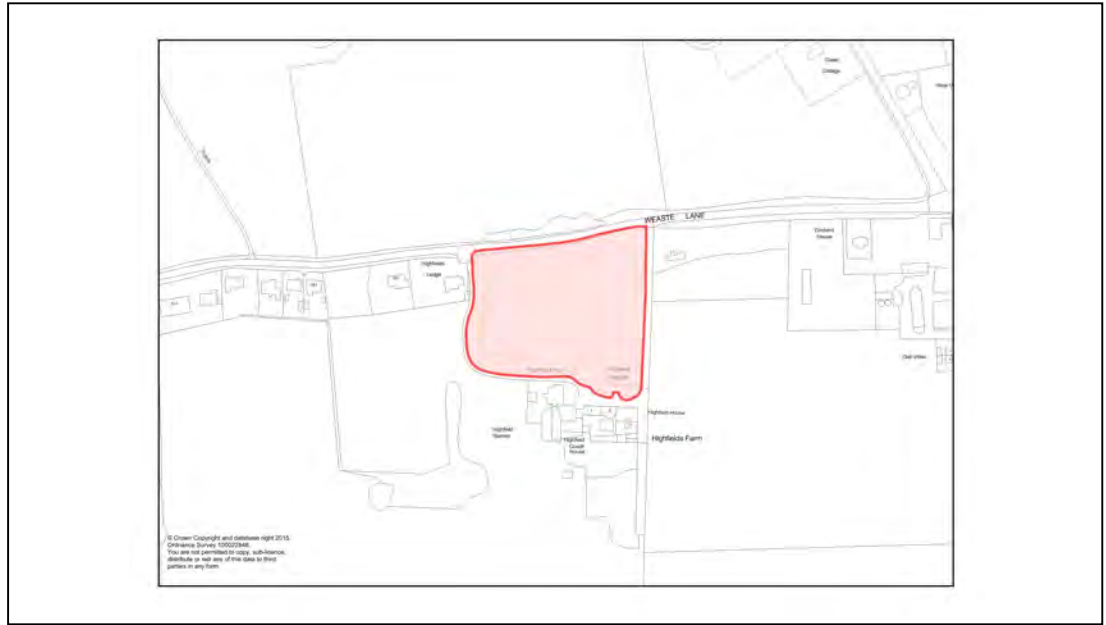
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land south of 128 Weaste Lane
Site Address: Adj Highfield Stables, Thelwall, WA4 3JP
Ward: Lymm North & Thelwall
Existing Use: Agricultural

Gross Site Area (Ha): 0.93 **Net Developable Site Area (Ha):** 0.837

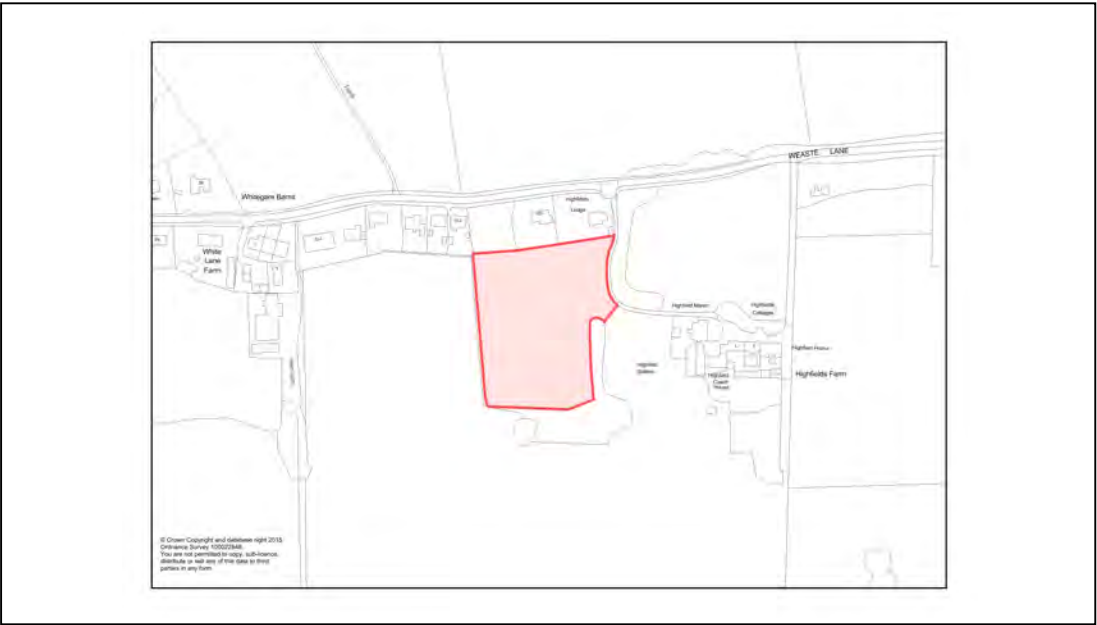
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land North of Waste Lane
Site Address: Waste Lane, Thelwall, WA4 3JR
Ward: Lymm North & Thelwall
Existing Use: Agricultural

Gross Site Area (Ha): 4.69 **Net Developable Site Area (Ha):** 3.5175

Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land to the rear of 27 - 47 Weaste Lane
Site Address: Weaste Lane, Thelwall, WA4 3JR
Ward: Lymm North & Thelwall
Existing Use: Agriculture

Gross Site Area (Ha): 1.43	Net Developable Site Area (Ha): 1.287
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Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
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Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Expanse of land to the west of Penketh Hall Farm
Site Address: Hall Nook, Penketh, Warrington
Ward: Penketh & Cuedley
Existing Use: Agriculture

Gross Site Area (Ha): 18.82 **Net Developable Site Area (Ha):** 14.115

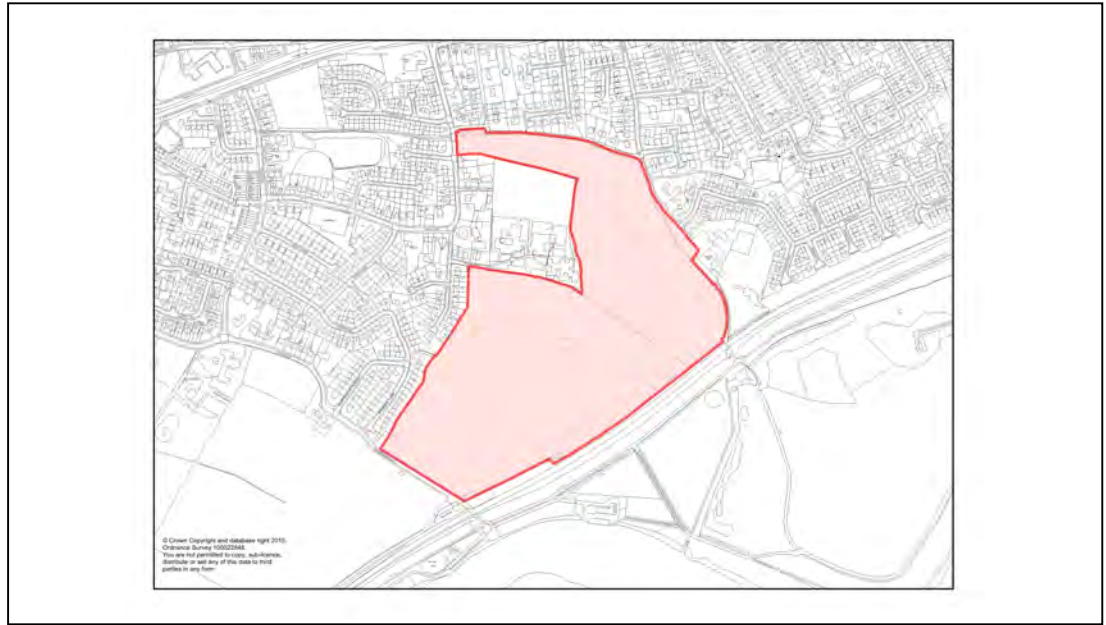
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

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): 19.46 **Net Developable Site Area (Ha):** 14.595

Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Residential development of the site would constitute a new community severed from any existing community but is of a scale which would ensure it would be sustainable if developed along with the wider area as opposed to in isolation. The nature of the site is such that it could likely be developed to ensure a sufficient level of amenity for the proposed occupiers, subject to layout and design. The site is identified for residential development within the Town Centre Masterplan and the adopted Warrington Local Plan 2021/22-2038/39 (Policy MD1).

Available: Yes
Comments: The site is in single ownership and the owner is promoting development of the site. It is therefore evidently available.

Achievable: Yes
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. The site is located in the Waterfront Masterplanning area, where the Council are promoting regeneration through the adopted Local Plan. The site is in the ownership of the Council. The site is therefore considered achievable if brought forward on a phased basis with the adjoining site (1541). Whilst, funding has been secured for essential infrastructure to access the adjoining parcel, the delivery programme has been delayed in order to explore opportunities to secure additional finance to bridge the funding gap due to increased costs, prior to the submission of the full detailed business case to the DfT. Development is anticipated to be delayed and will now be forthcoming in the longer term. Therefore, the site is considered to be developable



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: 730
Residual Net Capacity: 729.75

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	730

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 funding gap to be resolved and site will be available thereafter.

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Former planting site
Site Address: East of Spring Lane (south west of Croft riding school)
Ward: Culcheth, Glazebury & Croft
Existing Use: Redundant tree farming land

Gross Site Area (Ha): 0.91 **Net Developable Site Area (Ha):** 0.819

Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Broomedge Nurseries (formerly Hampson Nursery)
Site Address: Burford Lane, Lymm, WA13 0SH
Ward: Lymm South
Existing Use: Horticultural

Gross Site Area (Ha): 3	Net Developable Site Area (Ha): 2.25
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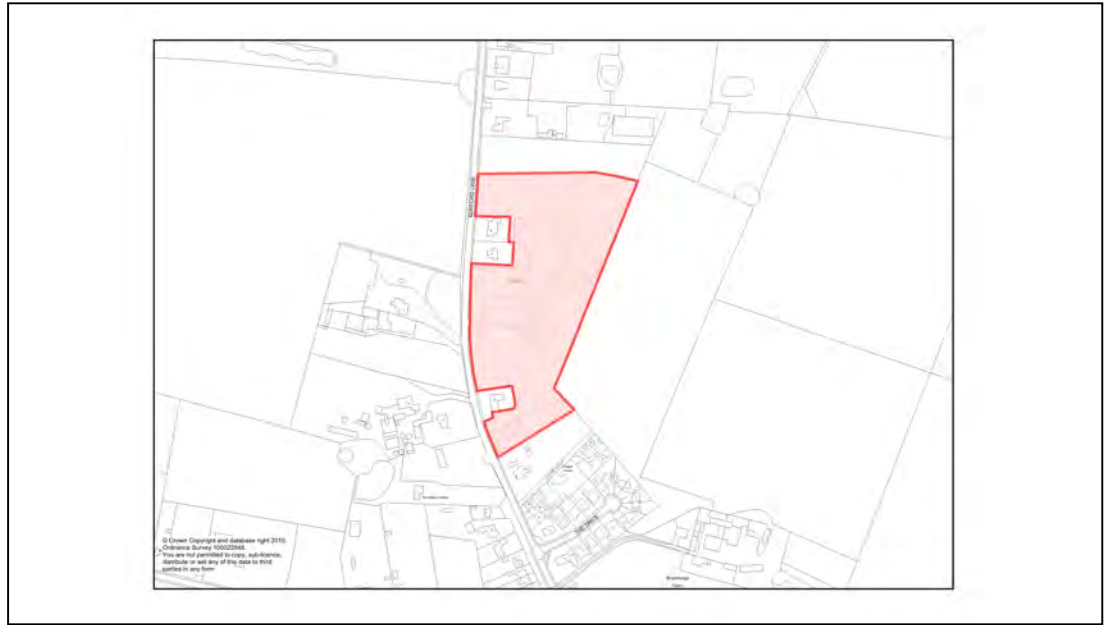
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF/PDL
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Suitable: Yes
Comments: Whilst, the site is within the Green Belt, there is potential for some development in compliance with the provisions of appropriate development as defined by para 145 of the NPPF.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who is promoting the site.

Achievable: No
Comments: A planning application (2014/24978) has been refused and dismissed on appeal. Whilst the owner is still actively promoting the site, the appeal decision questions if any of the site is PDL and capable of re-development benefitting from paragraph 145 (g) of the NPPF.



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: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

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): 3.03	Net Developable Site Area (Ha): 3.03
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Planning Permission History: 2007/10550 and APP/M0655/A/08/2092759/NWF

Green Belt: No	Greenfield/PDL: GF/PDL
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Suitable: Yes
Comments: Site has an extant planning consent. Development has commenced on site. Site is therefore evidently suitable.

Available: Yes
Comments: The original consent has been implemented and could still be completed albeit that the remaining development was intended to be enabling development to support the redevelopment of the listed Bewsey Old Hall. Whilst, the owner has not been promoting the

Achievable: Yes
Comments: Planning consent for residential development has been implemented in part (conversion of listed hall into 7 apartments). Whilst, the renovation of the listed hall has taken place without the need for the enabling development; there are no restrictions to prevent the enabling development from still coming forward. The site is currently being promoted through the Council's pre-application process.



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 2024-2029: 48	
2024/25:	2025/26:
2026/27:	2027/28: 48
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: Land adjacent 123 Fairfield Road
Site Address: Fairfield Road, Stockton Heath, WA4 2BU
Ward: Stockton Heath
Existing Use: Grassed amenity space

Gross Site Area (Ha): 0.27 **Net Developable Site Area (Ha):** 0.27

Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Site is considered suitable but development is currently constrained. The Local Plan review has concluded that this site should be retained as a transport safeguarded route.

Concluding Recommendation: Constrained

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

Gross Site Area (Ha): 11.21 **Net Developable Site Area (Ha):** 11.21

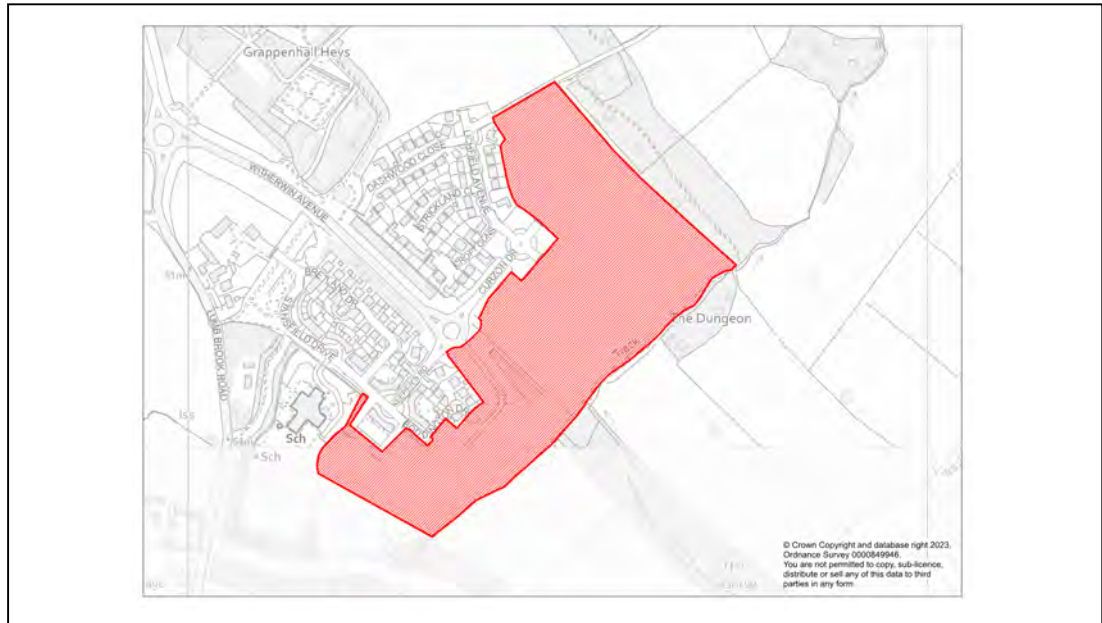
Planning Permission History: 2021/38524

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site has an extant outline planning consent. A reserved matters planning application has now been submitted. Site is therefore evidently suitable.

Available: Yes
Comments: Site benefits from reserved matters approval, is in single ownership and availability has been confirmed by the land owner.

Achievable: Yes
Comments: The site benefits from reserved matters planning consent and development expected to start on site in late summer 2022. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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: 228
Residual Net Capacity: 228

Deliverable 2024-2029: 192	
2024/25: 0	2025/26: 27
2026/27: 55	2027/28: 55
2028/29: 55	
Developable 2029-2034: 36	
2029/30: 36	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Concluding Recommendation: Suitable, available and achievable

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

Gross Site Area (Ha): 1.32 **Net Developable Site Area (Ha):** 0.792

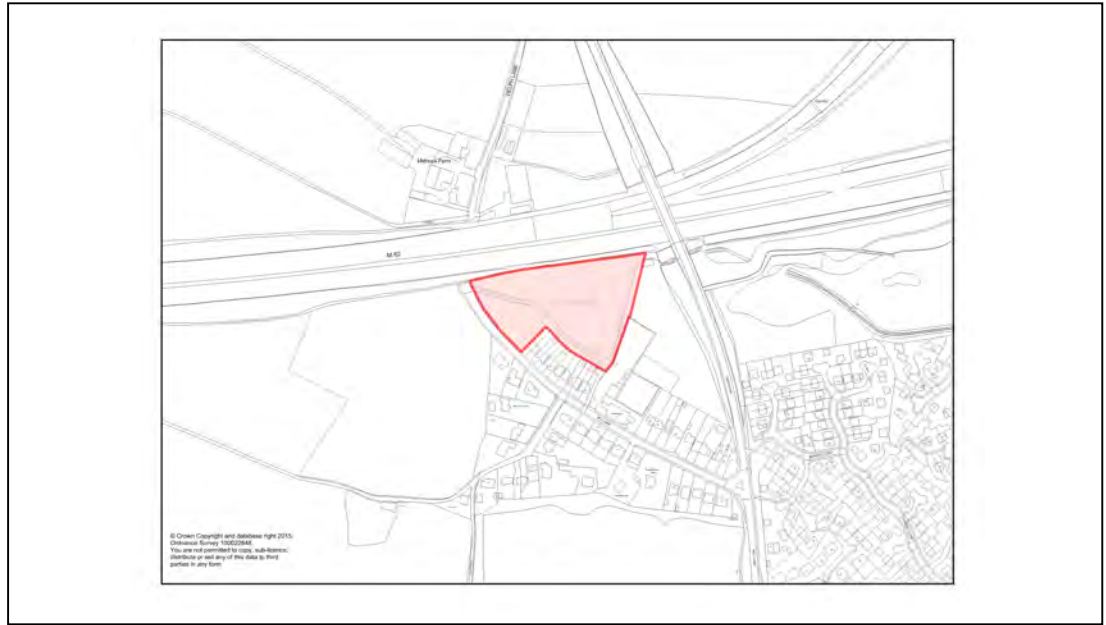
Planning Permission History: 2023/00276/REMM

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site has an extant outline planning consent. Site is therefore evidently suitable.

Available: Yes
Comments: Site benefits from reserved matters planning approval, is in single ownership and availability has been confirmed by the land owner.

Achievable: Yes
Comments: The site benefits from outline planning consent and development is expected to start on site in the short term. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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: 27
Residual Net Capacity: 27

Deliverable 2024-2029: 27	
2024/25:	2025/26: 10
2026/27: 17	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: Alford Hall Social Club overflow car park
Site Address: Accessed from Bennett Avenue
Ward: Poulton South
Existing Use: Car park

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

Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a sustainable location, is not precluded by any development plan policies and the nature of the site is such that it could be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Concluding Recommendation: Constrained

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): 1.305
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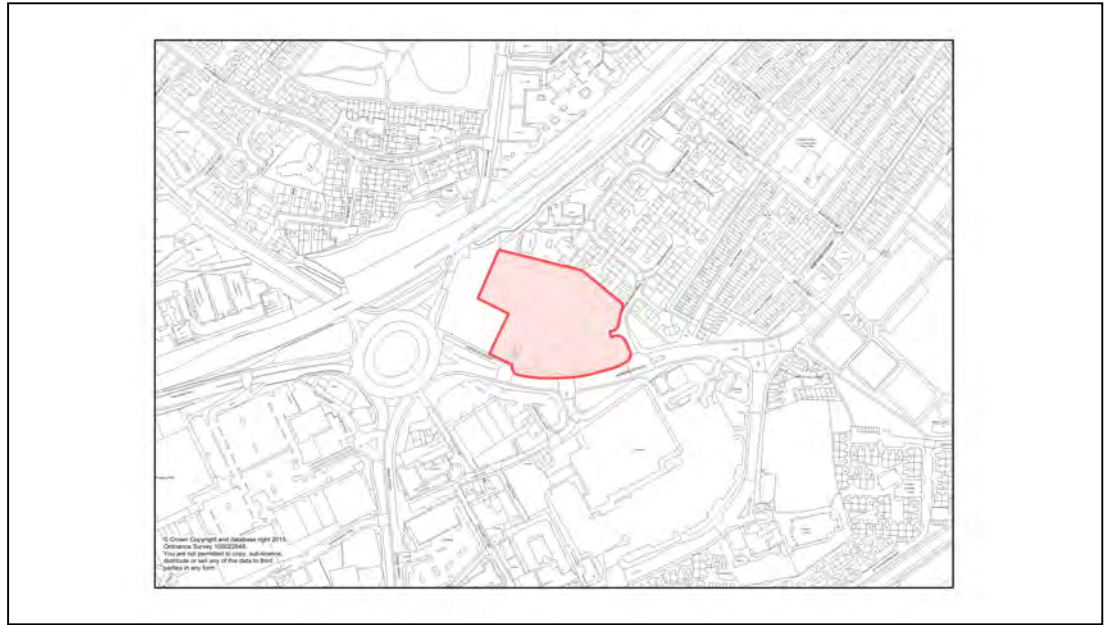
Planning Permission History: n/a

Green Belt: No	Greenfield/PDL: PDL
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Suitable: Yes
Comments: Site is in a sustainable location adjacent to an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers.

Available: No
Comments: Land owner has confirmed that whilst the site is in active use and still operationally required at the present time, future rationalisation of assets will result in this site becoming available for development.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Whilst, the site does not currently benefit from planning consent it has been identified for potential delivery of housing following rationalisation of assets. Site is well placed to deliver additional family housing in a highly sustainable location in close proximity to the town centre. Therefore, the site is considered to be developable (6-10 year period) in accordance with the definition in the NPPF.



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
Residual Net Capacity: 65.25

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 65	
2029/30: 17	2030/31: 35
2031/32: 13	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Concluding Recommendation: Suitable, likely to become available and achievable

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

Gross Site Area (Ha): 16.65 **Net Developable Site Area (Ha):** 12.4875

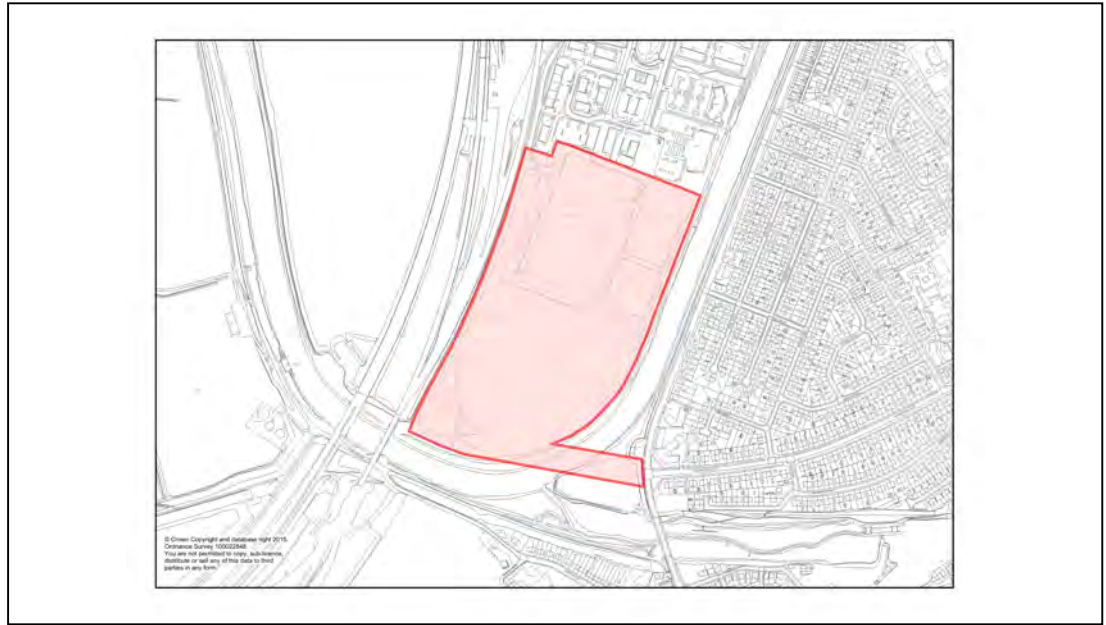
Planning Permission History: 2019/35711

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site has an extant planning consent. Development has commenced on site. Site is therefore evidently suitable.

Available: Yes
Comments: Planning consent for residential development implemented. Site is therefore evidently available.

Achievable: Yes
Comments: The site benefits from full planning consent and development has commenced on site. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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: 132

Deliverable 2024-2029: 132	
2024/25: 132	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: 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

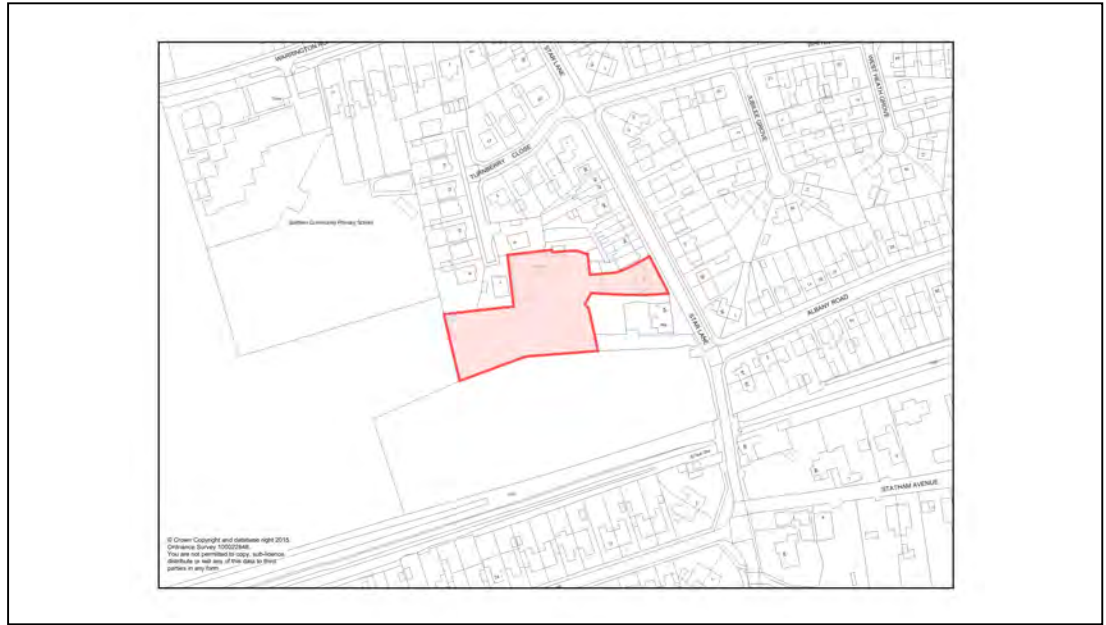
Planning Permission History: 2021/39625

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site has an extant planning consent. Development has commenced on site. Site is therefore evidently suitable.

Available: Yes
Comments: Planning consent for residential development implemented. Site is therefore evidently available.

Achievable: Yes
Comments: Site is complete.



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: -1

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Concluding Recommendation: Suitable, available and achievable

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

Gross Site Area (Ha): 0.46 **Net Developable Site Area (Ha):** 0.414

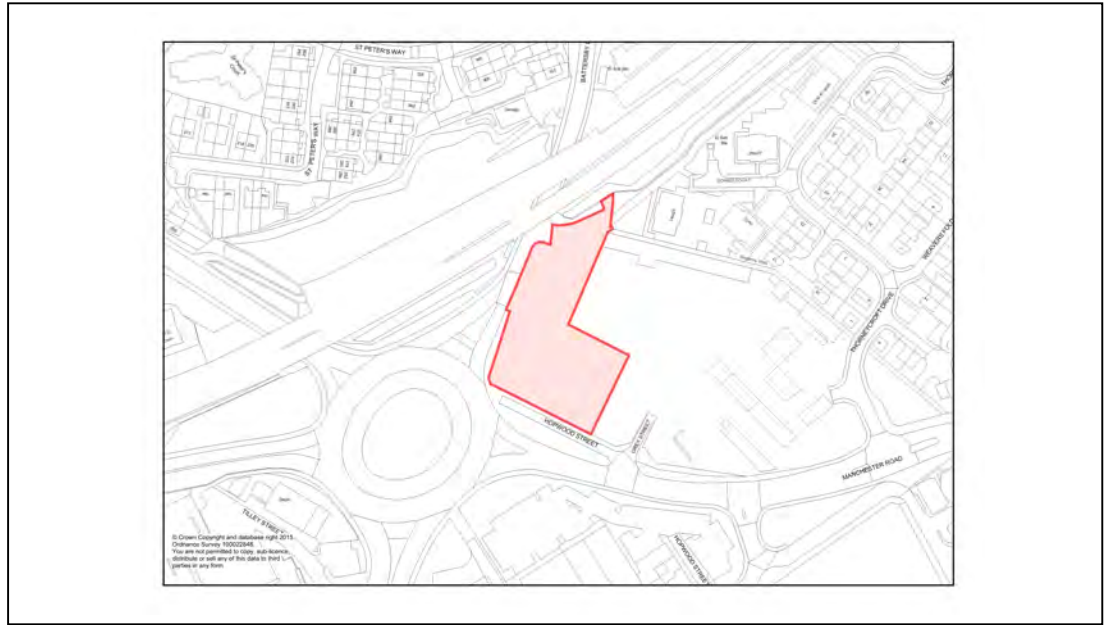
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a sustainable location adjacent to an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers.

Available: No
Comments: Land owner has confirmed that whilst the site is in active use and still operationally required at the present time, future rationalisation of assets will result in this site becoming available for development.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Whilst, the site does not currently benefit from planning consent it has been identified for potential delivery of housing following rationalisation of assets. Site is well placed to deliver additional family housing in a highly sustainable location in close proximity to the town centre. Therefore, the site is considered to be developable (6-10 year period) in accordance with the definition in the NPPF.



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: 21
Residual Net Capacity: 20.699999999999999

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 21	
2029/30: 10	2030/31: 11
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: 181 Warrington Road, Penketh, WA5 2EN
Ward: Penketh & Cuedley
Existing Use: Beer Garden

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

Planning Permission History: 2202/42736

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers.

Available: Yes
Comments: Site benefits from full planning approval, is in single ownership and availability has been confirmed by the land owner.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning approval is secured. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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: 56
Residual Net Capacity: 56

Deliverable 2024-2029: 56	
2024/25:	2025/26:
2026/27: 56	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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): 0.85	Net Developable Site Area (Ha): 0.765
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Planning Permission History: n/a

Green Belt: No	Greenfield/PDL: PDL
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Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers. Previous outline application for residential development (A01/44221) was refused due to problems with access via Worsley Road. However, current site is larger and could be accessed directly from Folly Lane.

Available: No
Comments: The site is in active use and the land owners intentions/aspirations for this site are unknown. It can not therefore be considered available at this time.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Nearby developments are now progressing to completion having stalled in the height of the recession. There it is considered that development will be achievable in the longer term (11-15 year period).



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

Recommended Gross Capacity: 31
Residual Net Capacity: 30.600000000000001

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 31	
2034/35: 10	2035/36: 20
2036/37: 1	2037/38:
2038/39:	
2039+:	

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

Gross Site Area (Ha): 0.26

Net Developable Site Area (Ha): 0.26

Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers. Appears to be an obvious infill plot.

Available: No
Comments: The land owners intentions / aspirations for this site are unknown and it cannot therefore be considered available at the current time.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Culcheth, Glazebury and Croft is a high demand market area and is subject to development pressures. The site appears an obvious infill opportunity and there is nothing to suggest that development would not be achievable. Therefore, the site is considered to be developable in the medium term (6-10 year period).



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

Recommended Gross Capacity: 8
Residual Net Capacity: 7.8000000000000007

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 8	
2029/30:	2030/31:
2031/32: 8	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Gross Site Area (Ha): 1.9 **Net Developable Site Area (Ha):** 1.425

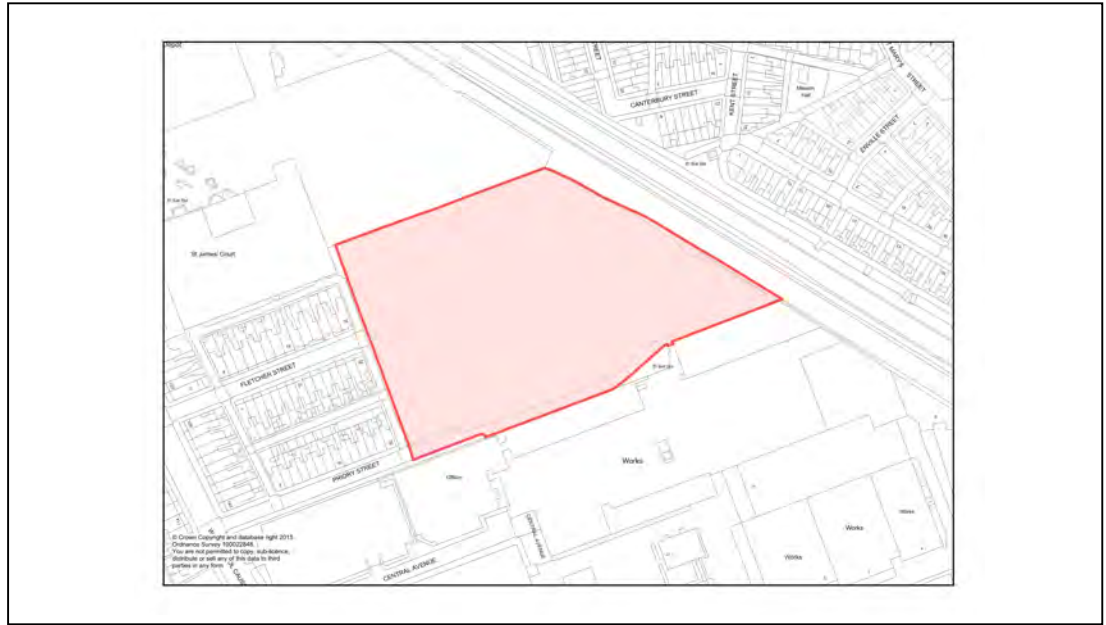
Planning Permission History: 2018/33771

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a sustainable location on the edge of the Town Centre. Whilst the site is currently in a mixed use area it falls within the Southern Gateway Masterplanning area which proposes primarily residential uses in the vicinity of the site. Hence, the sites use for residential purposes is entirely consistent with the Masterplan proposals.

Available: Yes
Comments: Site is subject to outline planning application (DM Committee resolution to grant permission subject to S106 Agreement being signed); is in single ownership and availability has been confirmed by the land owner.

Achievable: Yes
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. Nearby developments in recent years have proved successful and there remains a strong developer interest in this area particularly given proximity to the Town Centre and Stockton Heath. The site is in the ownership of the Council's Joint Venture Partnership (WIRE Regeneration) and is now subject to an outline planning application (2018/33771), which following agreement of the method of disposal will be capable of being finalised with the signing of S106 Agreement. Development is expected to commence on site in the short-term (24 months). Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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 2024-2029: 160	
2024/25:	2025/26:
2026/27: 55	2027/28: 55
2028/29: 50	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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): 0.85 **Net Developable Site Area (Ha):** 0.765

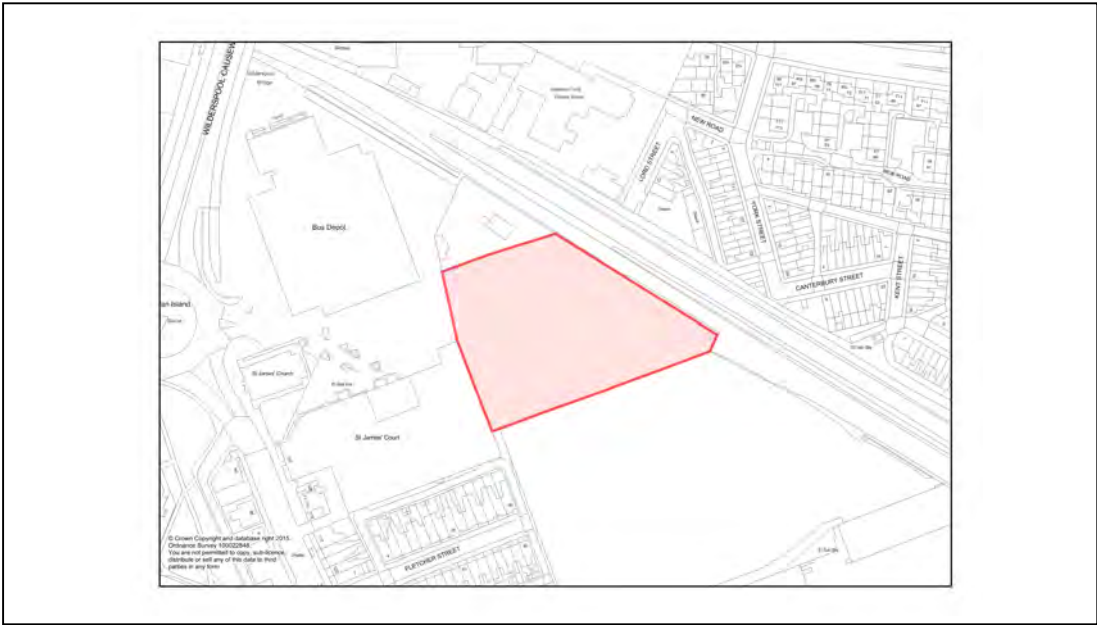
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a sustainable location close to an established residential area but there are some concerns whether it could be developed without having a detrimental impact on the amenity of adjacent occupiers (although site appears large enough to accommodate mitigation).

Available: No
Comments: Site can be considered available but realistically is unlikely to be brought forward until included within a wider development site following a land assembly programme.

Achievable: Yes
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. The site is located in the Southern Gateway Masterplanning area, where the Council are promoting regeneration. Whilst, the site does not currently benefit from planning consent, there is strong developer interest in this area, particularly given location on the edge of the Town Centre. Therefore, the site is considered to be developable in the medium term (6-10 year period) in accordance with the definition in the NPPF.



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

Recommended Gross Capacity: 38
Residual Net Capacity: 38.25

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 38	
2029/30:	2030/31: 10
2031/32: 20	2032/33: 8
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Gross Site Area (Ha): 0.35 **Net Developable Site Area (Ha):** 0.35

Planning Permission History: 2019/34700

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site has an extant planning consent. Development has commenced on site. Site is therefore evidently suitable.

Available: Yes
Comments: A previous consent for nine dwellings (2015/25391) has been implemented and development has now re-commenced. However the site is under new ownership and benefits from a new full planning approval, is in single ownership and is hence considered available

Achievable: Yes
Comments: The site benefits from full planning consent and development has commenced on site. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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 2024-2029: 10	
2024/25:	2025/26: 10
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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): 0.27	Net Developable Site Area (Ha): 0.27
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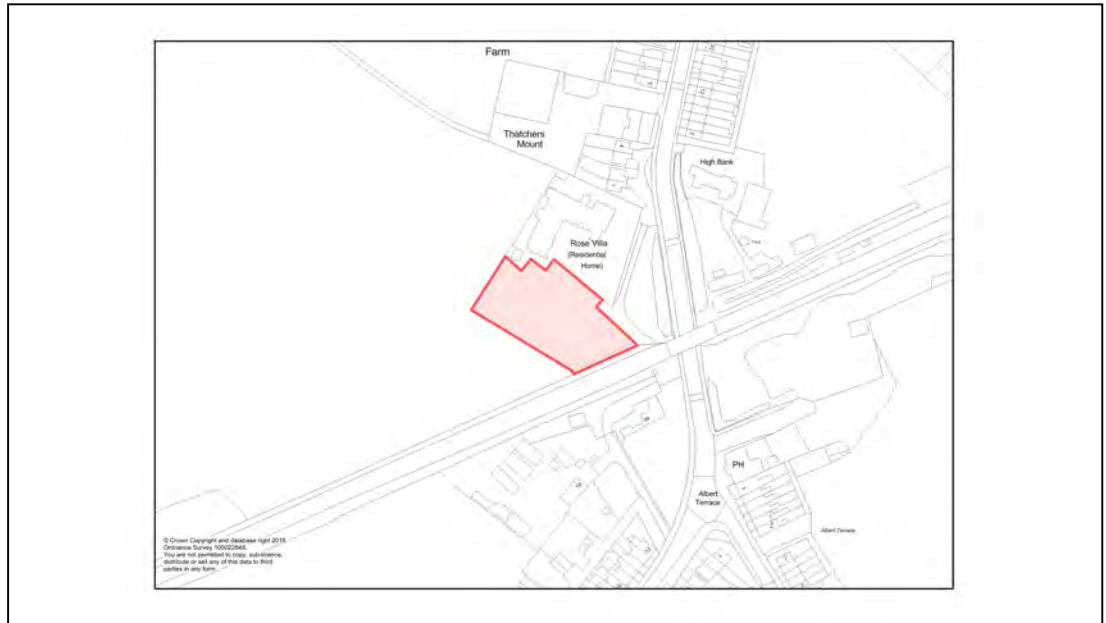
Planning Permission History: 2021/40008

Green Belt: Yes	Greenfield/PDL: GF
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Suitable: Yes
Comments: Site has an extant planning consent. No material change of circumstances since the permission was granted. Site is therefore evidently suitable.

Available: Yes
Comments: Site benefits from full planning approval, is in single ownership and availability has been confirmed by the land owner.

Achievable: Yes
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning approval is secured. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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: 8.888888889
Residual Net Capacity: 8.888888888888893

Deliverable 2024-2029: 9	
2024/25:	2025/26: 9
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: Land to North of Birchwood Way
Site Address: Land to North of Birchwood Way, Longbarn, Warrington
Ward: Poplars & Hulme
Existing Use: Vacant land

Gross Site Area (Ha): 4.28 **Net Developable Site Area (Ha):** 2.87616

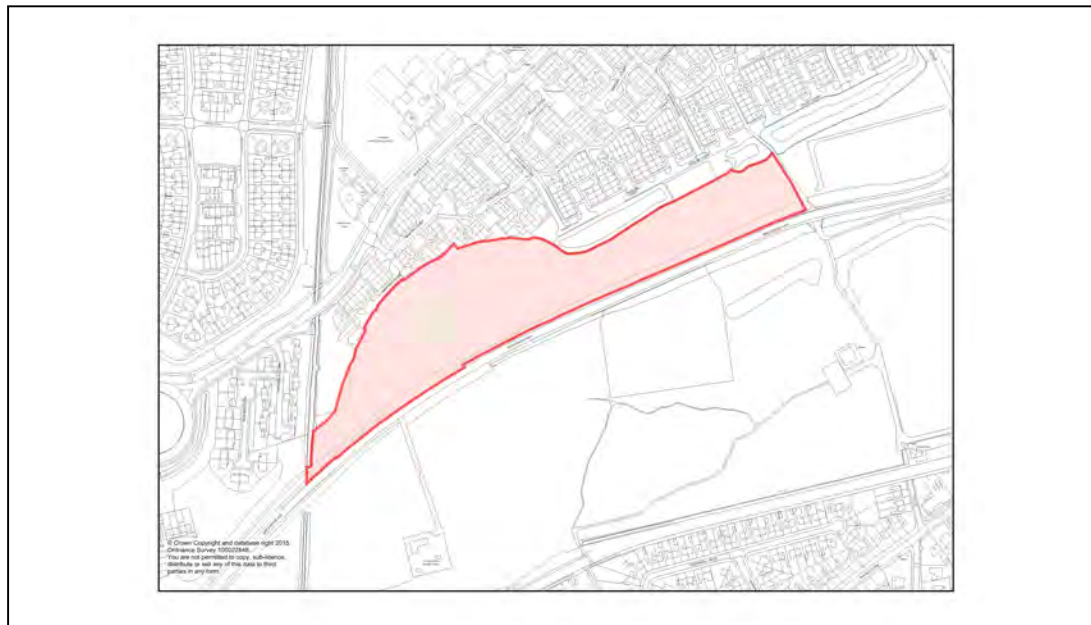
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers. Whilst parts of the site are subject to designations/constraints which appear to preclude residential development (in the short term at least), a large percentage of the site, including the site access, is considered suitable in that it is not subject to any constraints.

Available: No
Comments: The Council are progressing a Local Plan Review. The Council's Proposed Submission Version (Draft) Local Plan - Regulation 19 Consultation Document (Mar 2019) (Policy INF2) has identified part of the site as a Multi-modal transport corridor for connectin

Achievable: No
Comments: The Council's recently adopted Warrington Local Plan 2021/22-2038/39 has identified the site as a future public transport route. Therefore, development is not considered to be achievable at the present time or in the foreseeable future.



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: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Concluding Recommendation: Constrained

Site Name: Land adj to 220 Stone Pitt Lane
Site Address: Croft, Warrington, WA3 7DZ
Ward: Culcheth, Glazebury & Croft
Existing Use: Agriculture

Gross Site Area (Ha): 0.5

Net Developable Site Area (Ha): 0.45

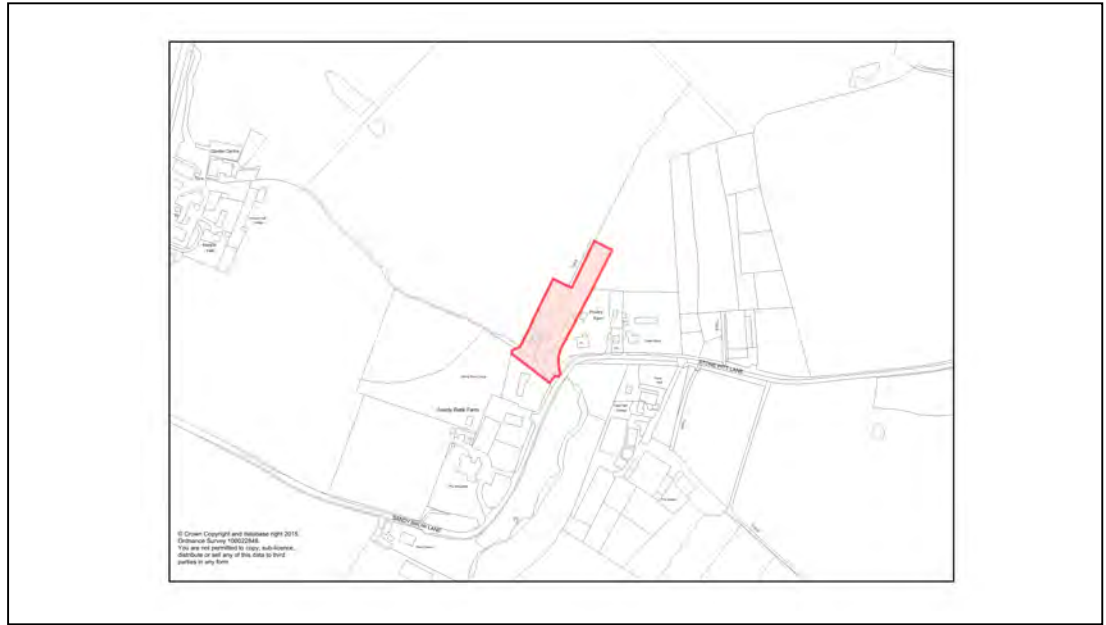
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

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 **Greenfield/PDL:** GF/PDL

Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers.

Available: No
Comments: Site is not currently available and realistically is unlikely to be brought forward until included within a wider development site following a land assembly programme.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Desirability of the site for housing aided further owing to the sites proximity to the town centre and relatively good links to Stockton Heath. Whilst the site is not achievable in the short term it is considered to be developable in the longer term (11-15 year period) in accordance with the definition in the NPPF.



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 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 25	
2034/35:	2035/36: 25
2036/37:	2037/38:
2038/39:	
2039+:	

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: Land off Newcombe Avenue
Site Address: Orford, WA2 7TA
Ward: Poplars & Hulme
Existing Use: Vacant land

Gross Site Area (Ha): 1.81 **Net Developable Site Area (Ha):** 1.3575

Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers.

Available: No
Comments: The Council are progressing a Local Plan Review. The Council's Proposed Submission Version (Draft) Local Plan) - Regulation 19 Consultaion Document (Mar 2019) (Policy INF2) has identified part of the site as a Multi-modal transport corridor for connectin

Achievable: No
Comments: The Council's Proposed Submission Version (Draft) Local Plan has identified the site as a future public transport route. Therefore, development is not considered to be achievable at the present time or in the foreseeable future.



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: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Concluding Recommendation: Constrained

Site Name: Thelwall Heyes Farm
Site Address: Cliff Lane, Grappenhall, Warrington, WA4 2TS
Ward: Lymm North & Thelwall
Existing Use: Agriculture

Gross Site Area (Ha): 21.64 **Net Developable Site Area (Ha):** 16.23

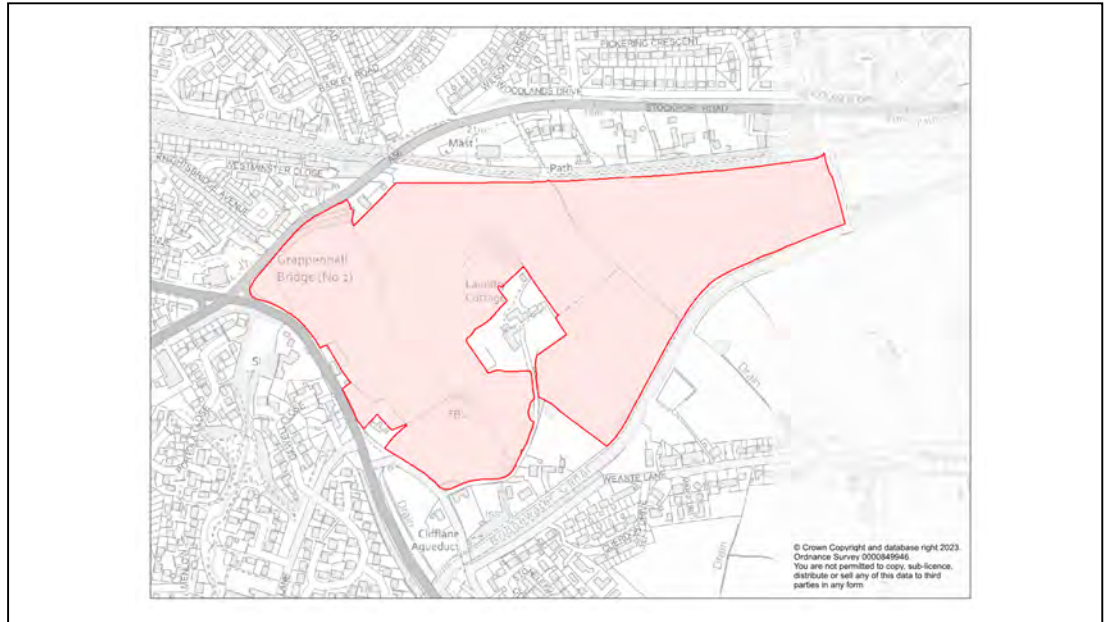
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site has been removed from the Green Belt and allocated for residential development in the recently adopted Warrington Local Plan 2021/22-2038/39. In addition the site is now subject to pre-application (PRE/24/0003) discussions.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who has promoted the site through the Local Plan review and now through the Council's pre-application process.

Achievable: Yes
Comments: The site benefits from an allocation for residential development through the adopted Warrington Local Plan 2021/22-2038/39 and is the subject of a planning application. The Local Plan housing trajectory that was supported by signed Statements of Common Ground with all the developers of the proposed allocation sites identifies the site as being deliverable within 5 years. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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: 310
Residual Net Capacity: 310

Deliverable 2024-2029: 138	
2024/25:	2025/26:
2026/27: 28	2027/28: 55
2028/29: 55	
Developable 2029-2034: 227	
2029/30: 55	2030/31: 55
2031/32: 55	2032/33: 55
2033/34: 7	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Site is considered suitable, available and achievable due to its allocation in the recently adopted Local Plan and the submission of a pre-application. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

Site Name: Greater Shepcroft Farm
Site Address: Stretton, Warrington, WA4 5PL
Ward: Appleton
Existing Use: Agriculture

Gross Site Area (Ha): 56.54 **Net Developable Site Area (Ha):** 42.405

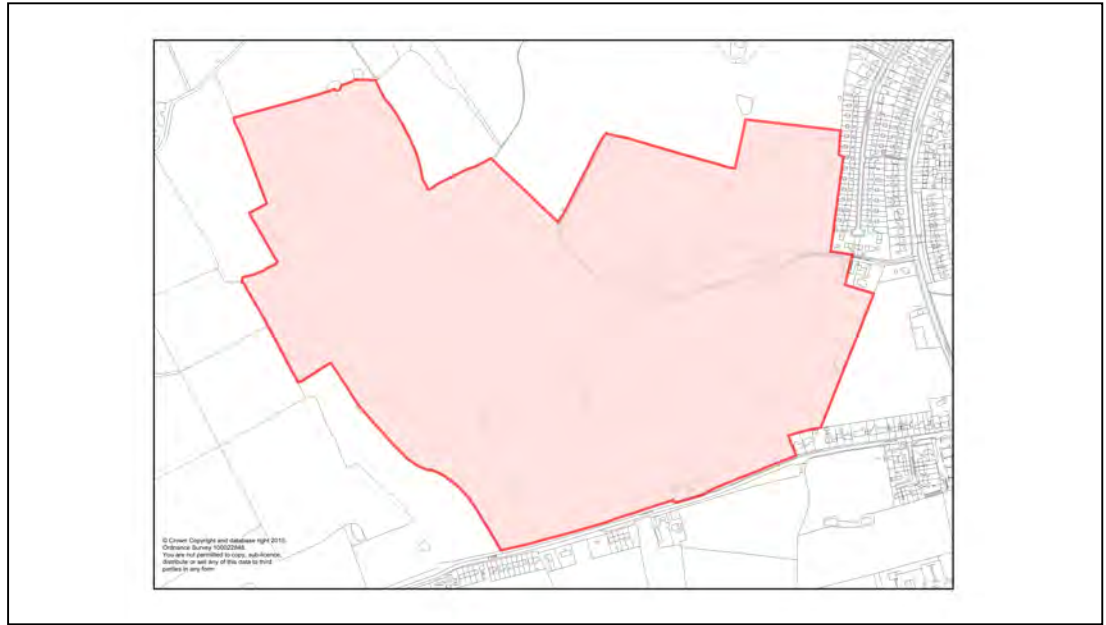
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at Cherry Lane, Lymm
Site Address: Adjacent to 144 Cherry Lane, Lymm, WA13 0SY
Ward: Lymm South
Existing Use: Agriculture

Gross Site Area (Ha): 0.91 **Net Developable Site Area (Ha):** 0.819

Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at Sutch Lane
Site Address: Sutch Lane, Lymm, WA13
Ward: Lymm South
Existing Use: Vacant Greenfield Land

Gross Site Area (Ha): 2.55 **Net Developable Site Area (Ha):** 1.9125

Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land fronting Pool Lane
Site Address: North & east of Pool Farm, Pool Lane, Statham
Ward: Lymm North & Thelwall
Existing Use: Agriculture

Gross Site Area (Ha): 1.6 **Net Developable Site Area (Ha):** 1.2

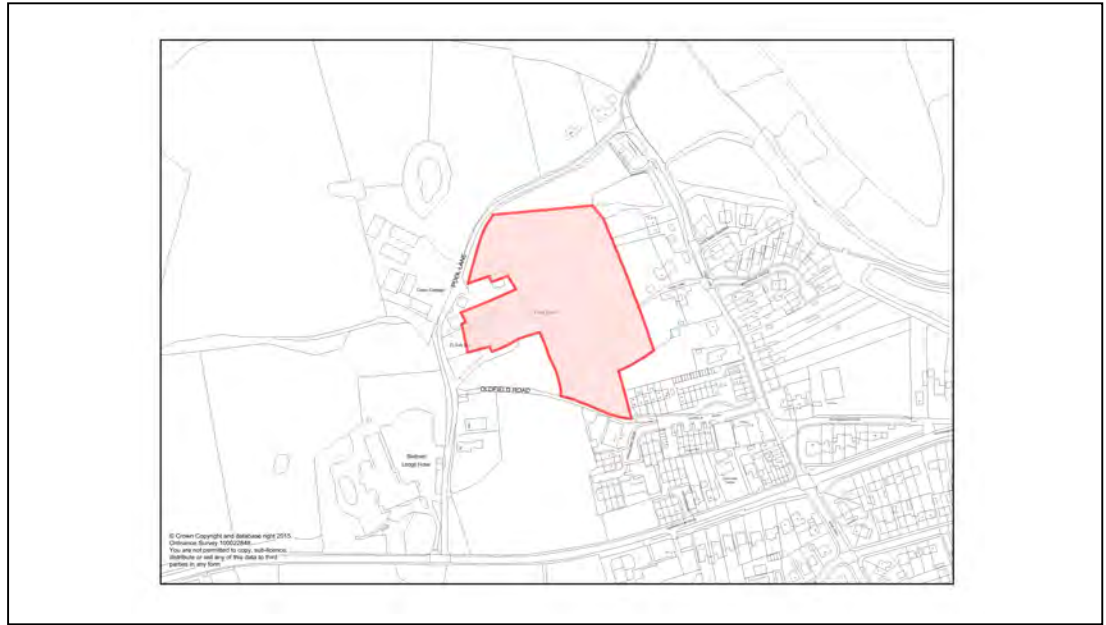
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land Bounded by Montclare Crescent, Brian Avenue & Chester Road

Site Address: Stockton Heath, Warrington, WA4 2SA

Ward: Stockton Heath

Existing Use: Vacant land

Gross Site Area (Ha): 1.53

Net Developable Site Area (Ha): 1.15

Planning Permission History: 2008/13417

Green Belt: No

Greenfield/PDL: GF/PDL

Suitable: Yes

Comments: Site previously benefitted from planning consent. No material change of circumstances since the permission was granted. Site is therefore evidently suitable.

Available: No

Comments: The Council's Local Plan (2023 review identified the need for a potential transport route for connecting the proposed SEWUE to the town centre. The LPTP4 and SEWUE Development Framework process will establish the full transport infrastructure requirement

Achievable:

Comments:



Active Use: Yes

Site Developable Now: Yes

Promotion by Owner: Yes

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0

2024/25: **2025/26:**

2026/27: **2027/28:**

2028/29:

Developable 2029-2034: 0

2029/30: **2030/31:**

2031/32: **2032/33:**

2033/34:

Developable 2034-2039: 0

2034/35: **2035/36:**

2036/37: **2037/38:**

2038/39:

2039+:

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

Concluding Recommendation: Constrained

Site Name: Land at junction of Lodge Lane and Lockton Lane, Bewsey
Site Address: Land at junction of Lodge Lane and Lockton Lane, Bewsey
Ward: Bewsey & Whitecross
Existing Use: Open Space

Gross Site Area (Ha): 0.37

Net Developable Site Area (Ha): 0.37

Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers.

Available: No
Comments: Owner is not currently promoting the site for housing although has done previously. The site has greater value as source of BNG. Hence, it cannot be considered available at this time.

Achievable: No
Comments: Not achievable for residential use due to owner pursuing alternative use for site. Hence, it is considered that the site is no longer achievable.



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Not achievable for residential development due to lack of owner interest. Site to be discounted from future SHLAA reviews.

Concluding Recommendation: Constrained

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): 0.56 **Net Developable Site Area (Ha):** 0.504

Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a sustainable location adjacent to an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers.

Available: Yes
Comments: Site jointly owned by the Council and Peel Holdings but both have previously reached an agreement in principle regarding the redevelopment of the site, and it is likely that such agreement would again be forthcoming. Site is being actively promoted by th

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Developer interest in this locality remains strong aided by significant investment in flood defence works in the locality and proximity to Town Centre and Latchford Heighbourhood Centre. As such it is considered to be an attractive site for redevelopment in the medium to longer term, particularly if brought forward in association with SHLAA sites: 1322 and 1543.



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: 15.12
Residual Net Capacity: 15.120000000000003

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 15	
2034/35: 10	2035/36: 5
2036/37:	2037/38:
2038/39:	
2039+:	

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: 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): 5.33 **Net Developable Site Area (Ha):** 3.9975

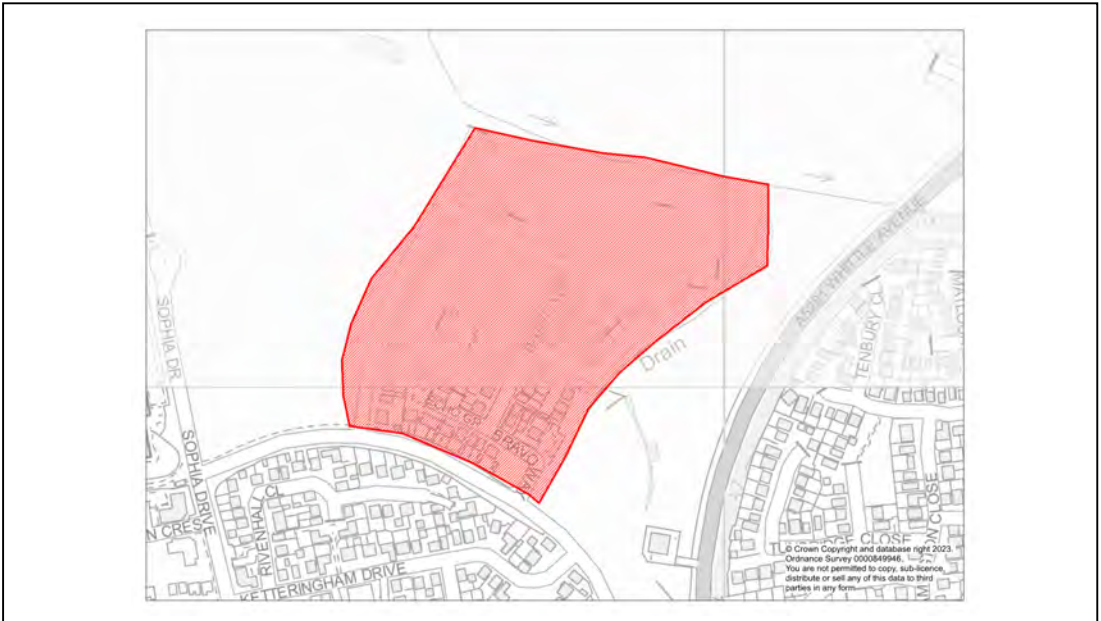
Planning Permission History: 2019/35721

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site has an extant planning consent. Development has commenced on site. Site is therefore evidently suitable.

Available: Yes
Comments: Planning consent for residential development implemented. Site is therefore evidently available.

Achievable: Yes
Comments: Site is complete.



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: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Concluding Recommendation: Suitable, available and achievable

Site Name: Omega Zone 6 (Phase 3B - Castle Green)
Site Address: Omega South, Warrington
Ward: Great Sankey North & Whittle Hall
Existing Use: Former Airbase

Gross Site Area (Ha): 4.6

Net Developable Site Area (Ha): 4.6

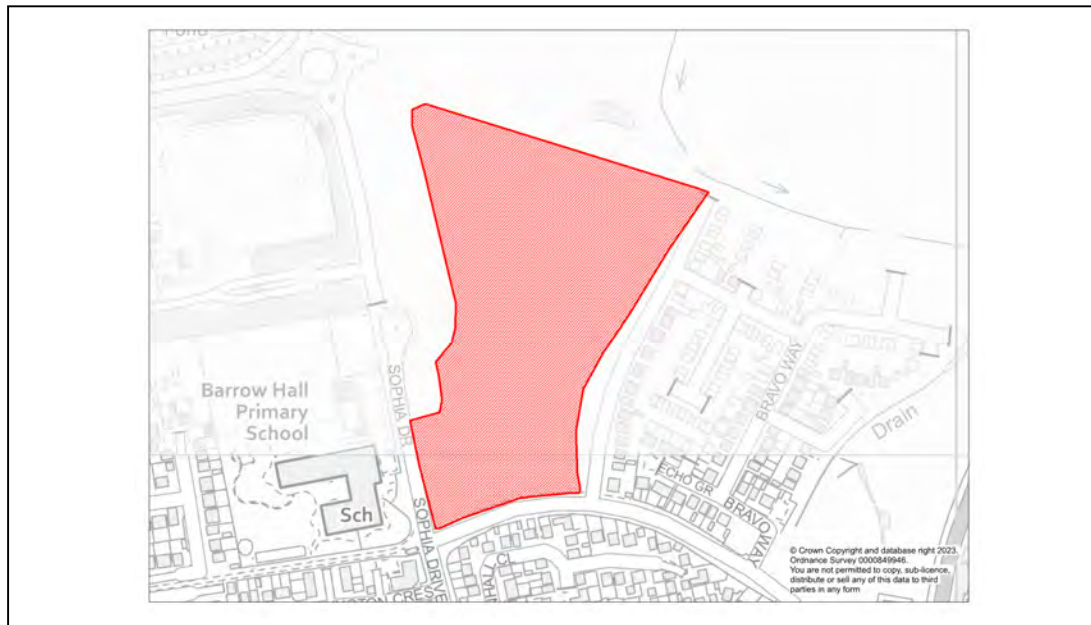
Planning Permission History: 2020/38148

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site has an extant planning consent. Development has commenced on site. Site is therefore evidently suitable.

Available: Yes
Comments: Planning consent for residential development implemented. Site is therefore evidently available.

Achievable: Yes
Comments: Site is complete.



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: 145
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Concluding Recommendation: Suitable, available and achievable

Site Name: Land off Lumber Lane, Burtonwood
Site Address: Land off Lumber Lane, Burtonwood
Ward: Burtonwood & Winwick
Existing Use: Agriculture

Gross Site Area (Ha): 4.54 **Net Developable Site Area (Ha):** 3.405

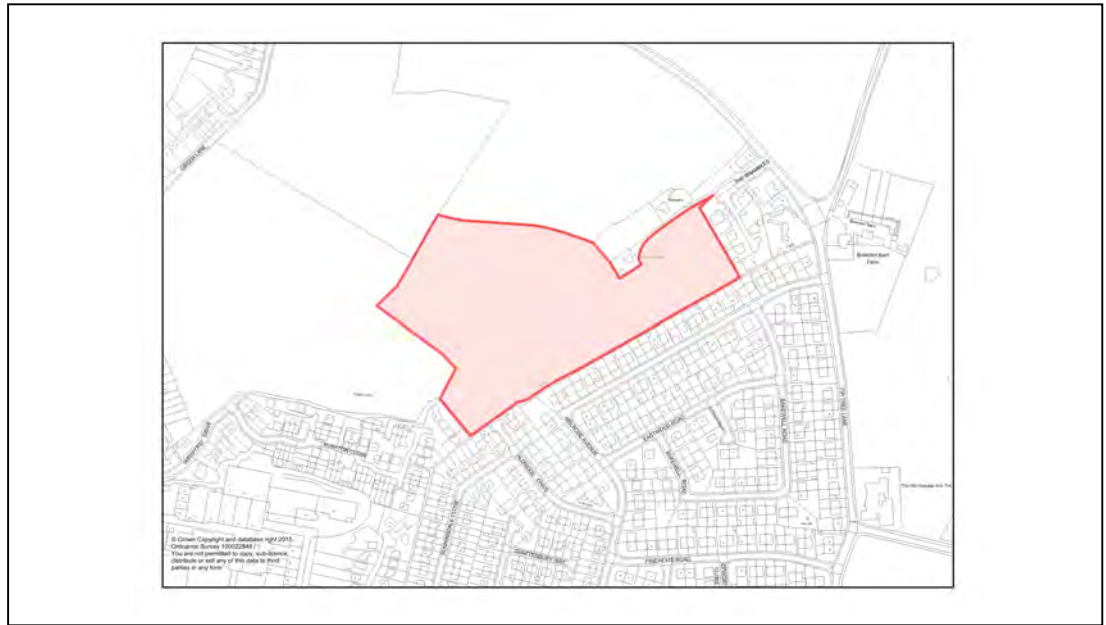
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Lingley Mere Business Park Car Park
Site Address: Lingley Mere, Great Sankey, WA5 3LP
Ward: Great Sankey North & Whittle Hall
Existing Use: UU HQ Car Park

Gross Site Area (Ha): 1.96 **Net Developable Site Area (Ha):** 1.764

Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is some what isolated from an existing residential area and lacks the critical mass to ensure it would be sustainably linked and integrated with the wider community. The site is also considered constrained in relation to its location within a designated strategic employment area. Whilst accepting that the site is in use for a carpark - if this was lost it would have to be relocated elsewhere within the site potentially on land earmarked for future development.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Constrained by policy restrictions relating to loss of employment land. Not included in land supply at present, situation will be reviewed annually.

Concluding Recommendation: Constrained

Site Name: Land to the North and East of Croft Primary School
Site Address: Croft, WA3 7DG
Ward: Culcheth, Glazebury & Croft
Existing Use: Agriculture

Gross Site Area (Ha): 6.33 **Net Developable Site Area (Ha):** 4.7475

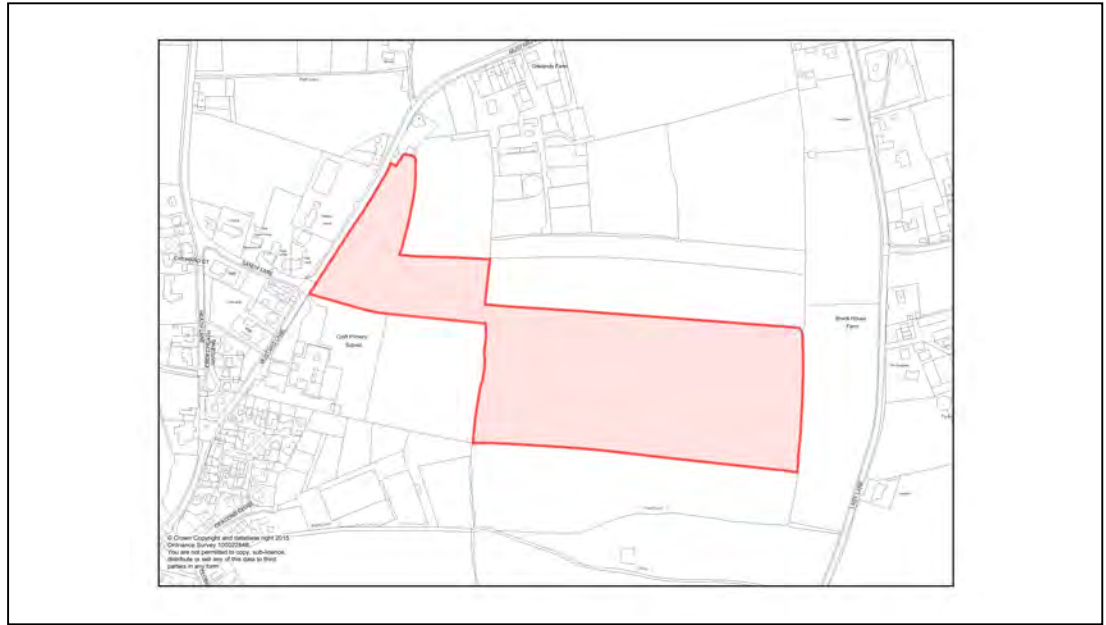
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land to the West of Heath Lane
Site Address: Croft, WA3 7DL
Ward: Culcheth, Glazebury & Croft
Existing Use: Agriculture

Gross Site Area (Ha): 6.78 **Net Developable Site Area (Ha):** 5.085

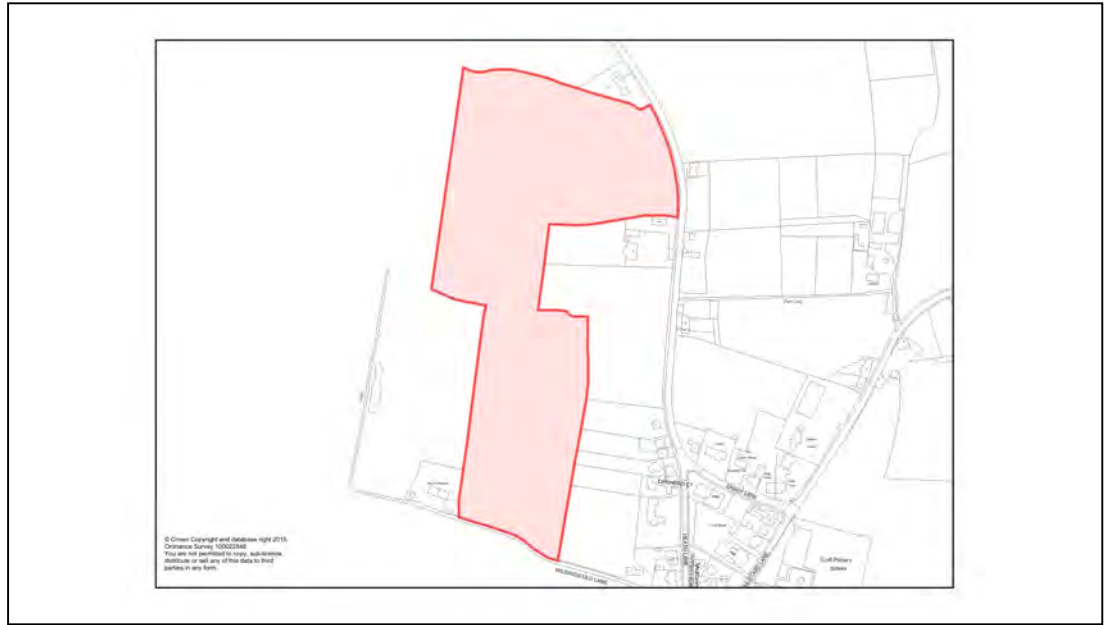
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land between Glaziers Lane and Warrington Road
Site Address: Culcheth, WA3 5AD
Ward: Culcheth, Glazebury & Croft
Existing Use: Agriculture

Gross Site Area (Ha): 4.81 **Net Developable Site Area (Ha):** 3.6075

Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land to the west of Oughtrington Lane, South of the Bridgewater Canal
Site Address: Lymm, Warrington, WA13
Ward: Lymm South
Existing Use: Agriculture

Gross Site Area (Ha): 9.29	Net Developable Site Area (Ha): 6.9675
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Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
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Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land between Manchester Road and Warburton Bridge Road
Site Address: Rixton, WA3 6HL
Ward: Rixton & Woolston
Existing Use: Agriculture

Gross Site Area (Ha): 12.22

Net Developable Site Area (Ha): 9.165

Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

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

Gross Site Area (Ha): 4.82 **Net Developable Site Area (Ha):** 3.615

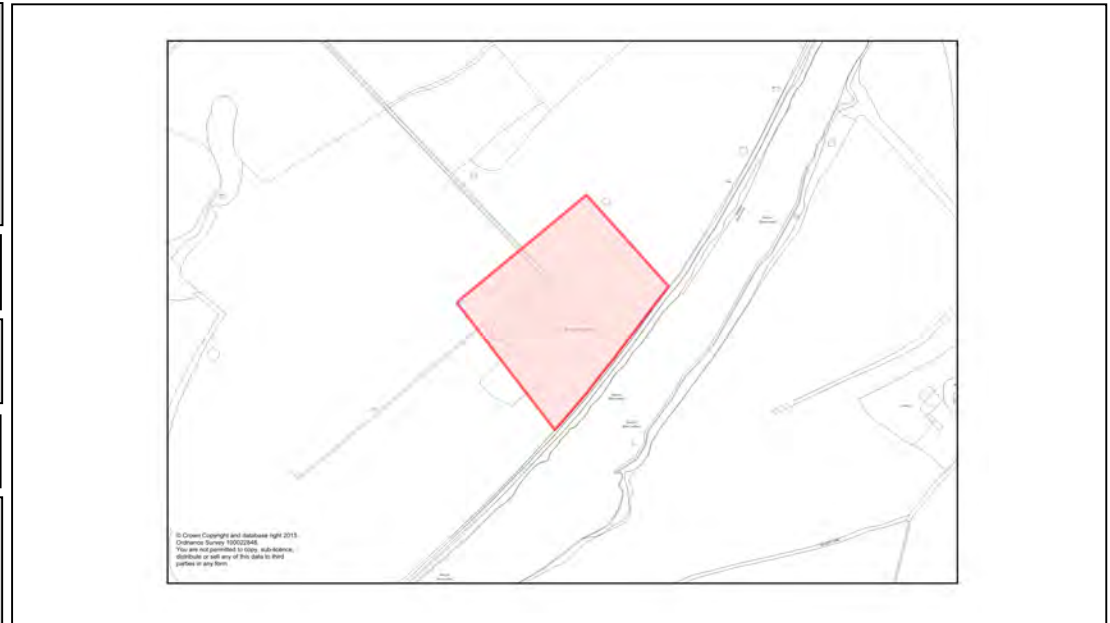
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF/PDL

Suitable: Yes
Comments: Whilst, the site lies within the Green Belt part of it constitutes PDL and therefore maybe capable of development within the limitations expressed at bullet point (d) of paragraph 146 of the NPPF.

Available: No
Comments: The land owners intentions / aspirations for this site are unknown and it cannot therefore be considered available at the current time.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning permission has been granted. The site is therefore considered achievable in the longer term (11-15 year period).



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 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 2	
2034/35:	2035/36:
2036/37: 2	2037/38:
2038/39:	
2039+:	

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

Gross Site Area (Ha): 1.9

Net Developable Site Area (Ha): 1.425

Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site is in a sustainable location in an established residential area and the nature of the site is such that it could be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers. The site has previously benefitted from full planning consent for 36 dwellings, albeit as far back as the early 1980s.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who is promoting the site.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Nearby developments in recent years have proved successful and there remains a strong developer interest in the Lymm area. Whilst, the site does not currently benefit from planning consent it has been identified by the Council's Housing Company for use by a number of Council Services, including the delivery of housing. Therefore, the site is considered to be developable (11-15 year period) in accordance with the definition in the NPPF.



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

Recommended Gross Capacity: 43
Residual Net Capacity: 42.75

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 43	
2034/35:	2035/36:
2036/37: 10	2037/38: 20
2038/39: 13	
2039+:	

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: Land to the east of Oughtrington Community Primary School
Site Address: Between Moss Grove and Oughtrington Crescent, Lymm, WA13 9EH
Ward: Lymm North & Thelwall
Existing Use: Paddock

Gross Site Area (Ha): 1 **Net Developable Site Area (Ha):** 0.9

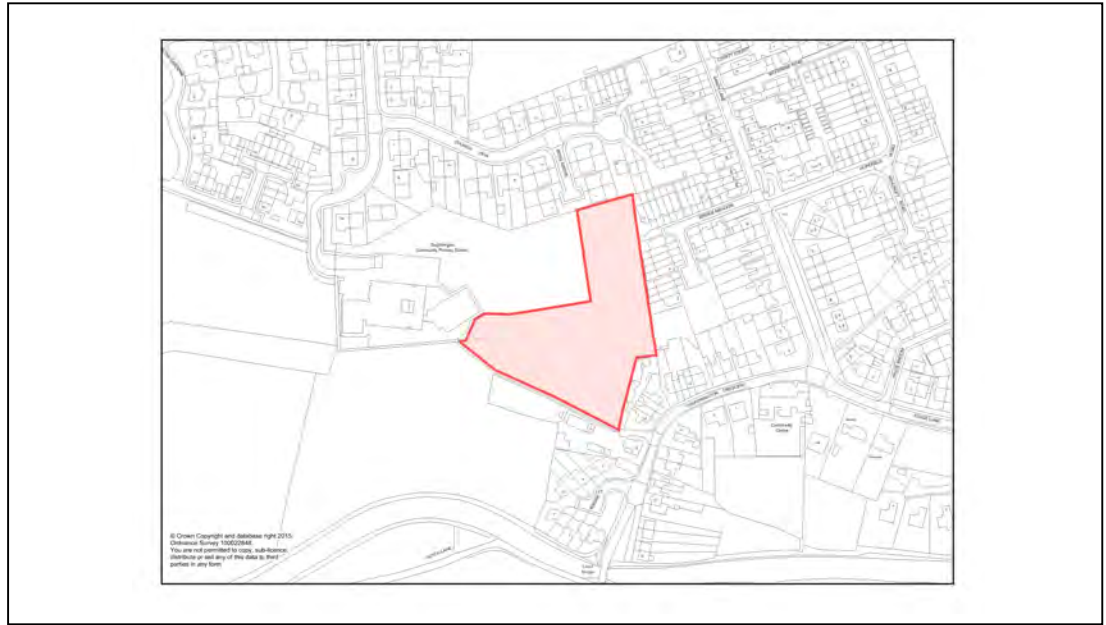
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who is promoting the site.

Achievable: No
Comments: Development is not considered to be achievable at the present time. The sites deliverability must be proven given the identified constraints.



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: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Site is considered suitable but development potential is currently constrained.

Concluding Recommendation: Constrained

Site Name: Land to the rear of Oughtrington Crescent Community Centre
Site Address: Oughtrington, Lymm, WA13 9JD
Ward: Lymm North & Thelwall
Existing Use: Overspill car park / amenity space associated with the community centre.

Gross Site Area (Ha): 0.29	Net Developable Site Area (Ha): 0.29
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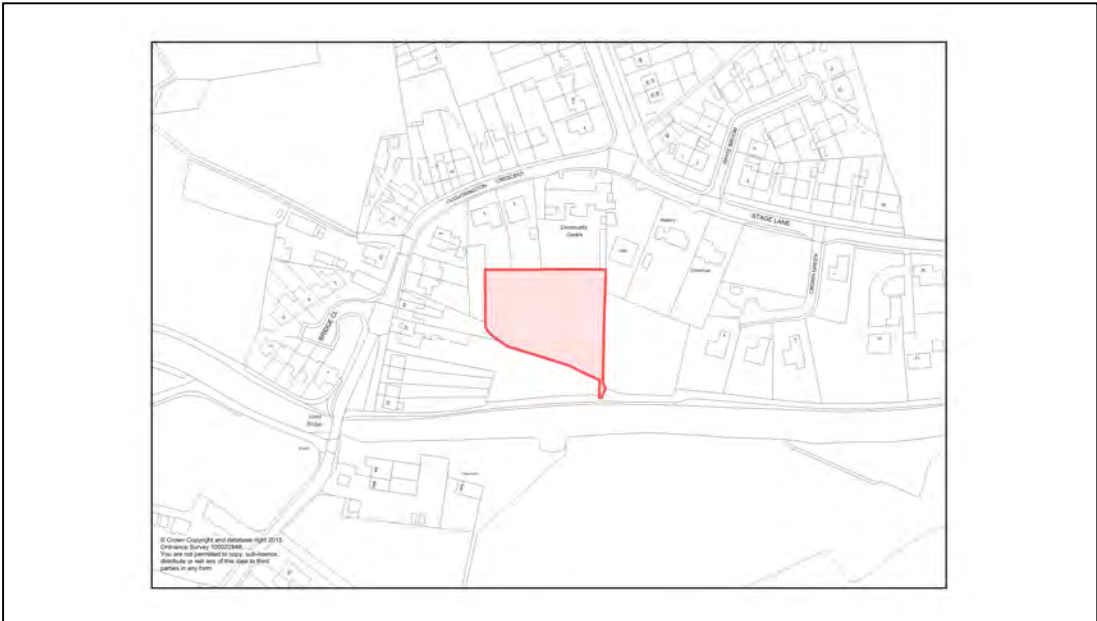
Planning Permission History: n/a

Green Belt: No	Greenfield/PDL: GF
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Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who is promoting the site.

Achievable: No
Comments: Development is not considered to be achievable at the present time. The sites deliverability must be proven given the identified constraints.



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: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Site is considered suitable but development potential is currently constrained.

Concluding Recommendation: Constrained

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

Gross Site Area (Ha): 1.87 **Net Developable Site Area (Ha):** 1.683

Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers.

Available: Yes
Comments: Whilst, the buildings are currently occupied by other Council services the playing fields are now surplus to requirements. The site is in single ownership and is being promoted by the landowner as a development opportunity. It is therefore considered av

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Whilst, the site does not currently benefit from planning consent it has been identified by the Council's Housing Company for potential delivery of housing. Therefore, the site is considered to be developable (6-10 year period) in accordance with the definition in the NPPF.



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

Recommended Gross Capacity: 50
Residual Net Capacity: 50.490000000000002

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 50	
2029/30:	2030/31:
2031/32: 10	2032/33: 20
2033/34: 20	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: 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
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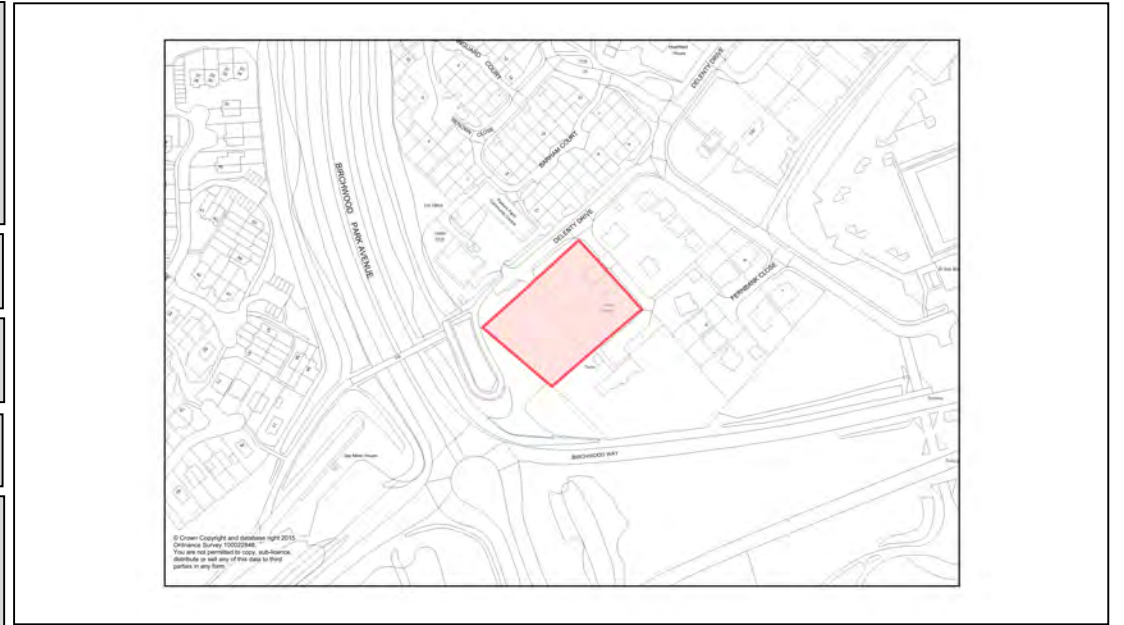
Planning Permission History: n/a

Green Belt: No	Greenfield/PDL: PDL
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Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers.

Available: No
Comments: The site is in single ownership, on a short term lease that has not been renewed and hence is being promoted by the landowner as a short/medium-term development opportunity.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Whilst, the site does not currently benefit from planning consent it has been identified by the Council's Housing Company for potential delivery of housing (in association with adjoining site 1760). Therefore, the site is considered to be developable (6-10 year period) in accordance with the definition in the NPPF.



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: 9.3
Residual Net Capacity: 9.3000000000000007

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 9	
2034/35: 9	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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 Housing Company in the medium/longer-term. The site is therefore considered to be developable (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): 0.49 **Net Developable Site Area (Ha):** 0.441

Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed, with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers.

Available: Yes
Comments: Site is in single ownership and is being actively promoted by the landowner for residential development. It is therefore evidently available.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Whilst, the site does not currently benefit from planning consent it has been identified for potential delivery of housing following rationalisation of assets. Therefore, the site is considered to be developable (6-10 year period) in accordance with the definition in the NPPF.



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 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 21	
2029/30: 10	2030/31: 11
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: Croft Youth Centre
Site Address: Croft Youth Centre, Smithy Lane, Croft
Ward: Culcheth, Glazebury & Croft
Existing Use: Youth club

Gross Site Area (Ha): 0.5 **Net Developable Site Area (Ha):** 0.5

Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** GF/PDL

Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Concluding Recommendation: Constrained

Site Name: Rear of former Hewden Tool Hire

Site Address: Laburnum Lane, Gt Sankey, WA5 3LE

Ward: Great Sankey North

Existing Use: Vacant

Gross Site Area (Ha): 0.42

Net Developable Site Area (Ha): 0.378

Planning Permission History: n/a

Green Belt: No

Greenfield/PDL: PDL

Suitable: Yes

Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers.

Available: Unknown

Comments: The site has an extant planning permission for a 64 bedroom residential care home (2010/15846) which has been implemented but development has stalled.

Achievable: Yes

Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Landowner has previously promoted the site for residential development. Trend information, including the recent monitoring returns (Planning consent on adjacent site), suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised in the medium to longer-term. The development of this site is therefore considered achievable in the longer term (11-15 year period).

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).



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 2024-2029: 0

2024/25: **2025/26:**

2026/27: **2027/28:**

2028/29:

Developable 2029-2034: 0

2029/30: **2030/31:**

2031/32: **2032/33:**

2033/34:

Developable 2034-2039: 11

2034/35: **2035/36:**

2036/37: 11 **2037/38:**

2038/39:

2039+:

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): 2.44

Net Developable Site Area (Ha): 1.83

Planning Permission History: 2019/35516

Green Belt: No **Greenfield/PDL:** GF/PDL

Suitable: Yes
Comments: Site has an extant planning consent. No material change of circumstances since the permission was granted. Site is therefore evidently suitable.

Available: Yes
Comments: Site benefits from full planning approval, is in single ownership and hence is considered to be available.

Achievable: Yes
Comments: The site benefits from full planning consent, is in single ownership and is available. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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 2024-2029: 137	
2024/25:	2025/26:
2026/27: 27	2027/28: 55
2028/29: 55	
Developable 2029-2034: 3	
2029/30: 3	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Gross Site Area (Ha): 0.42 **Net Developable Site Area (Ha):** 0.378

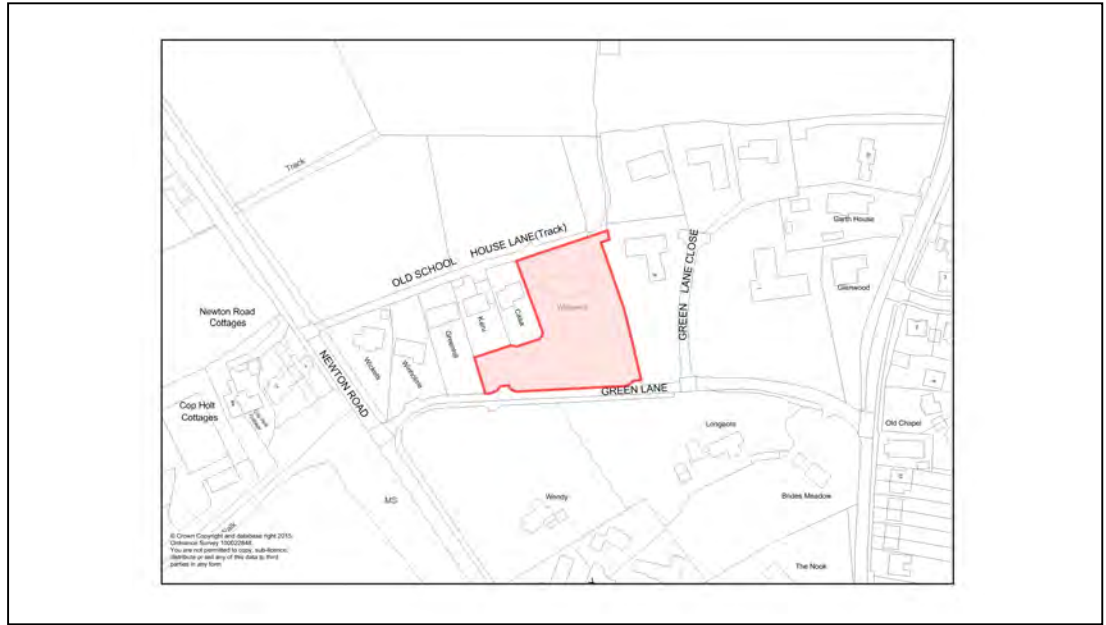
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers.

Available: Unknown
Comments: Site is in single ownership and has being promoted as a development opportunity in the recent past but the landowners current intentions are unknown.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning permission is secured. Therefore, the site is considered to be developable in the medium term (6-10 year period).



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 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 4	
2029/30:	2030/31:
2031/32: 4	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: Land at Ashton's Farm, Burtonwood
Site Address: Land off Clay Lane, Burtonwood, WA5 4DH
Ward: Burtonwood & Winwick
Existing Use: Agriculture

Gross Site Area (Ha): 17.23	Net Developable Site Area (Ha): 12.9225
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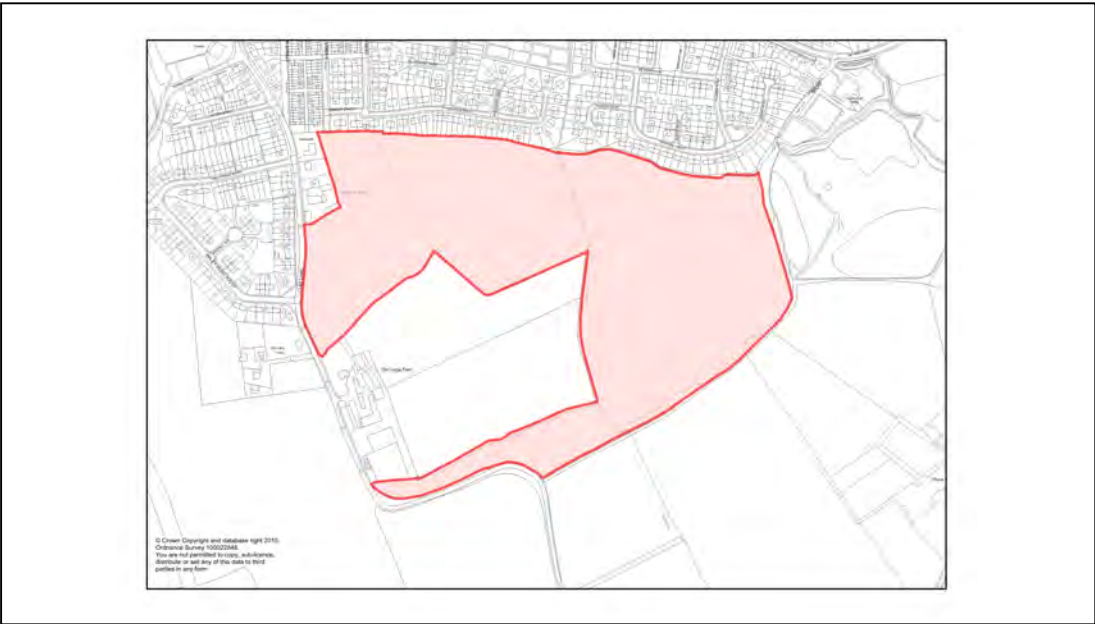
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
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Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Site of William Tarr and Co. Ltd. Offices (Site 1)
Site Address: Off Bridge Road, Woolston, WA1 4AT
Ward: Rixton & Woolston
Existing Use: Offices

Gross Site Area (Ha): 0.45 **Net Developable Site Area (Ha):** 0.405

Planning Permission History: 2021/39252

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site has an extant planning consent. Development has commenced on site. Site is therefore evidently suitable.

Available: Yes
Comments: Planning consent for residential development implemented. Site is therefore evidently available.

Achievable: Yes
Comments: The site benefits from full planning consent and development has commenced on site. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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 2024-2029: 21	
2024/25: 21	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Gross Site Area (Ha): 0.48 **Net Developable Site Area (Ha):** 0.432

Planning Permission History: 2020/38271

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site has an extant planning consent. No material change of circumstances since the permission was granted. Site is therefore evidently suitable.

Available: Yes
Comments: Site benefits from full planning approval, is in single ownership and hence is considered to be available.

Achievable: Yes
Comments: Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning approval is secured. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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: 12.96
Residual Net Capacity: 12.959999999999997

Deliverable 2024-2029: 13	
2024/25:	2025/26:
2026/27: 10	2027/28: 3
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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 junction of Bell Lane / Stockport Road (south of Beech House)
Site Address: Thelwall, WA4 2SY
Ward: Lymm North & Thelwall
Existing Use: Pasture and scrub land

Gross Site Area (Ha): 0.64 **Net Developable Site Area (Ha):** 0.576

Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

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

Gross Site Area (Ha): 4.86 **Net Developable Site Area (Ha):** 3.645

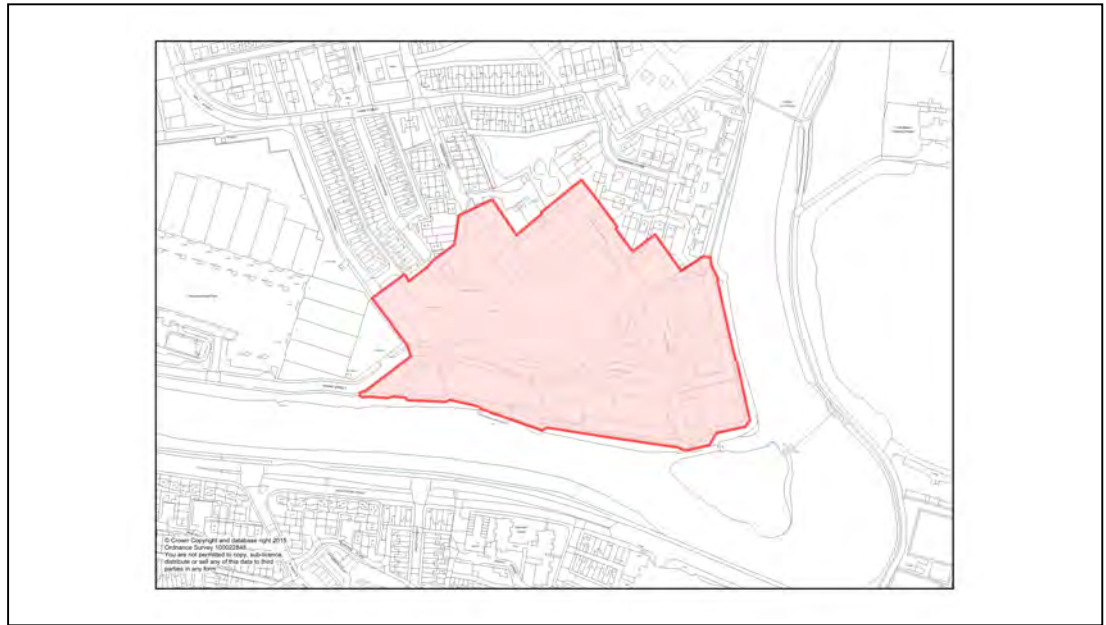
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a sustainable location adjacent to an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers. Whilst the loss of employment opportunities may be undesirable the site is nevertheless suitable for residential development.

Available: No
Comments: Site is within a wider area (the Southern Gateway) being specifically promoted for redevelopment by the Council and Warrington's Regeneration Company, albeit that most of the units are currently occupied. The site is being promoted through the Southern G

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Whilst, the site does not benefit from planning consent, nearby developments have proved successful in the past and there is strong developer interest in this area, particularly given location on the edge of the Town Centre and on the back of ambitious Council led initiatives in this locality. Therefore, the site is considered to be developable in the medium term (11-15 year period).



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: 128
Residual Net Capacity: 127.57500000000002

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 128	
2034/35:	2035/36:
2036/37: 27	2037/38: 55
2038/39: 46	
2039+:	

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: Disused Railway Line (Parcel 1)
Site Address: Station Rd, Latchford, WA4 2GU
Ward: Latchford East
Existing Use: Disused Railway Embankment

Gross Site Area (Ha): 0.28	Net Developable Site Area (Ha): 0.28
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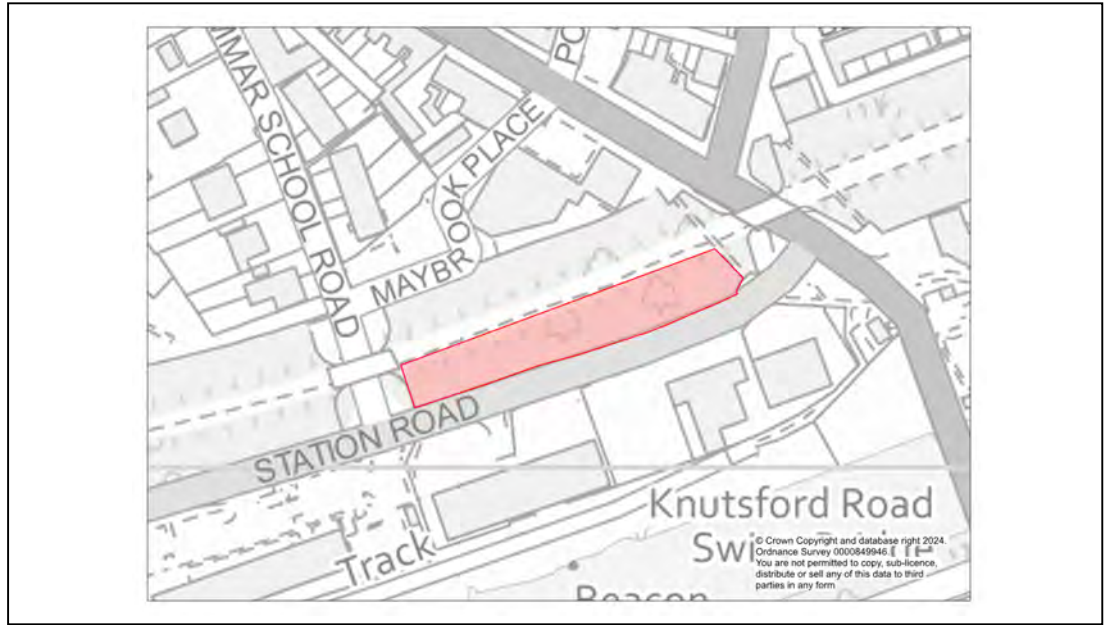
Planning Permission History: 2020/37445

Green Belt: No	Greenfield/PDL: PDL
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Suitable: Yes
Comments: Site has an extant planning consent. No material change of circumstances since the permission was granted. Site is therefore evidently suitable.

Available: Yes
Comments: Site benefits from full planning approval, is in single ownership and hence is considered to be available.

Achievable: Yes
Comments: Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning approval is secured. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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

Recommended Gross Capacity: 17
Residual Net Capacity: 17

Deliverable 2024-2029: 17	
2024/25:	2025/26:
2026/27:	2027/28: 17
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: Disused Railway Line (Parcel 3)
Site Address: Land to west of Wash Lane, Latchford, WA4 1JD
Ward: Latchford East
Existing Use: Disused Railway Embankment

Gross Site Area (Ha): 1.27	Net Developable Site Area (Ha): 1.143
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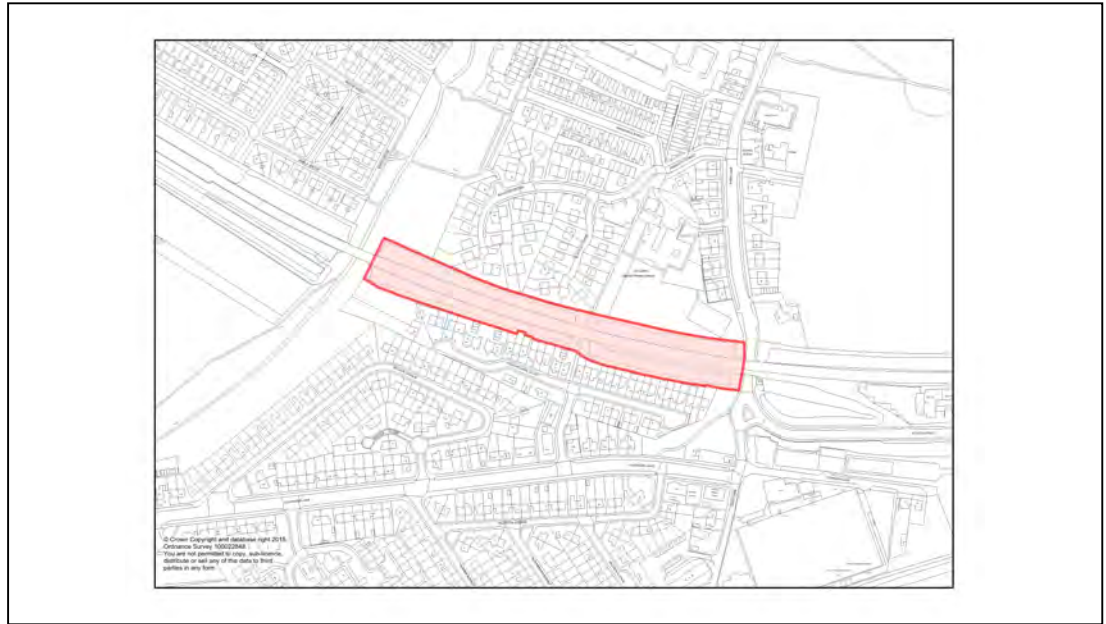
Planning Permission History: n/a

Green Belt: No	Greenfield/PDL: PDL
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Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers.

Available: No
Comments: Land remediation required before development can be progressed.

Achievable: No
Comments: Development is not considered to be achievable at the present time. The Council's recently adopted Local Plan (2023) seeks to protect the site as a potential public transport route. In addition, the sites deliverability must be proven given the other policy constraints.



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: 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.

Concluding Recommendation: Constrained

Site Name: Taylor Business Park
Site Address: Warrington Road, Culcheth, WA3 6BH
Ward: Culcheth, Glazebury & Croft
Existing Use: Agricultural/commercial

Gross Site Area (Ha): 12.3 **Net Developable Site Area (Ha):** 9.225

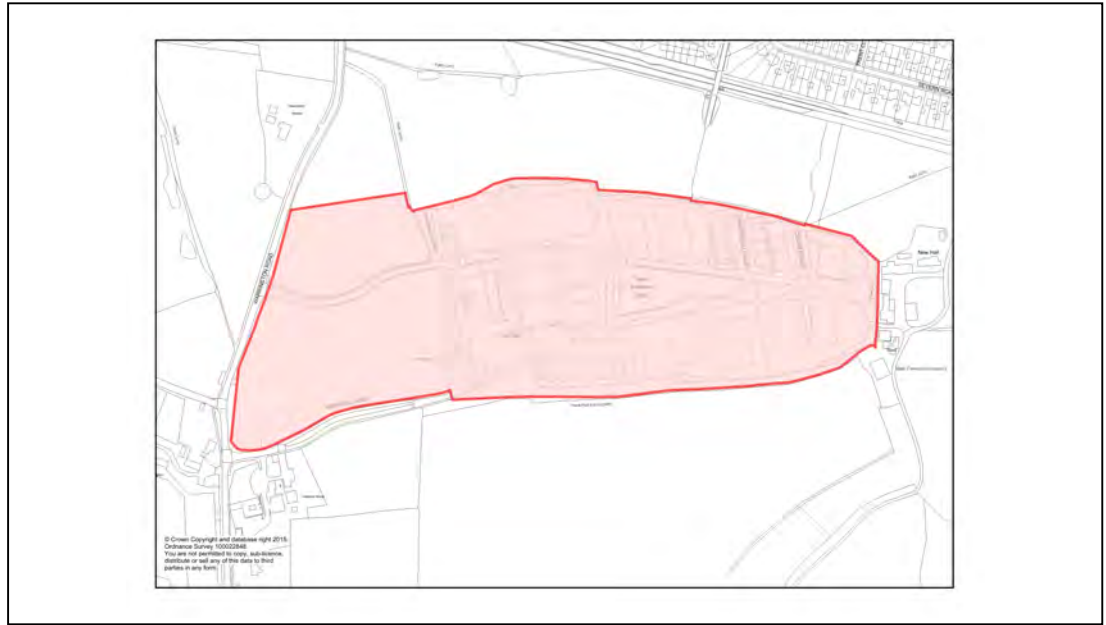
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF/PDL

Suitable: Yes
Comments: Part of the site is suitable in principle for residential development, subject to justification / evidence that the site is no longer viable for employment purposes. Existing undeveloped land is precluded by Green Belt restrictions unless very special circumstances are proven.

Available: No
Comments: Site is in single ownership and is being promoted as a development opportunity by the landowner - however requires relocation of existing tenants and demolition of buildings.

Achievable: No
Comments: Existing policy constraints relating to loss of employment land would need to be overcome to justify that residential development is achievable.



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: 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.

Concluding Recommendation: Constrained

Site Name: Land north of Arbury Court
Site Address: Townfield Lane, Winwick, WA2 8RW
Ward: Burtonwood & Winwick
Existing Use: Agriculture

Gross Site Area (Ha): 7.62 **Net Developable Site Area (Ha):** 5.715

Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land south of New Hall Lane (Plot 1)
Site Address: Culcheth, Warrington, WA3 6BH
Ward: Culcheth, Glazebury & Croft
Existing Use: Pasture

Gross Site Area (Ha): 1.52 **Net Developable Site Area (Ha):** 1.368

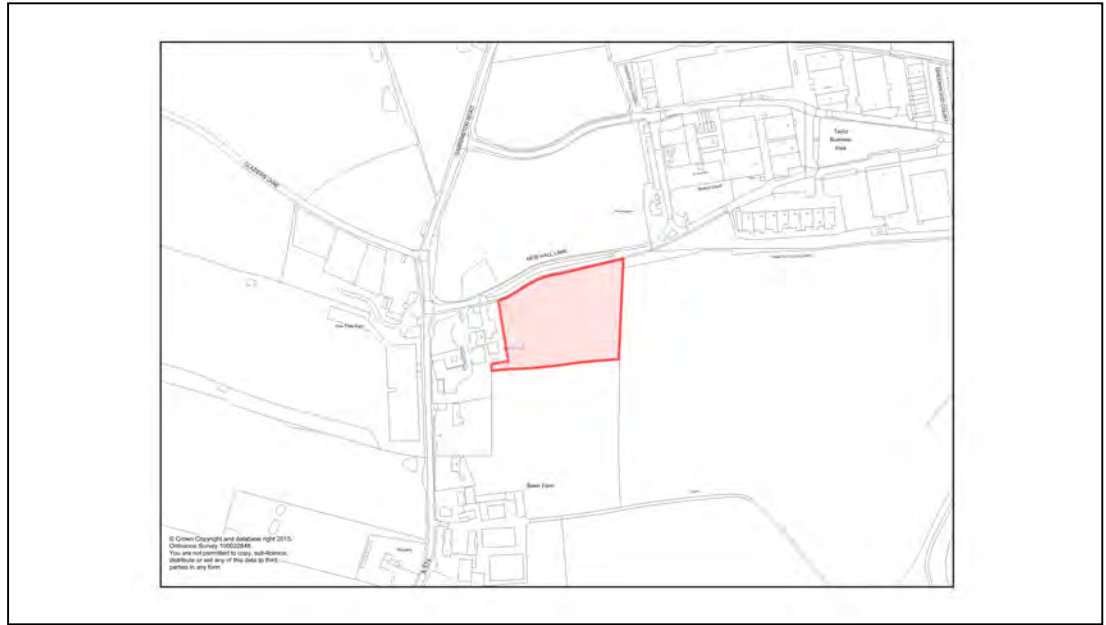
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land south of Taylor Business Park (Plot 2)
Site Address: Culcheth, Warrington, WA3
Ward: Culcheth, Glazebury & Croft
Existing Use: Pasture

Gross Site Area (Ha): 0.48 **Net Developable Site Area (Ha):** 0.432

Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at jtn Warrington Rd and Glaziers Lane (Plot 3)
Site Address: Culcheth, Warrington, WA3
Ward: Culcheth, Glazebury & Croft
Existing Use: Pasture

Gross Site Area (Ha): 0.87

Net Developable Site Area (Ha): 0.783

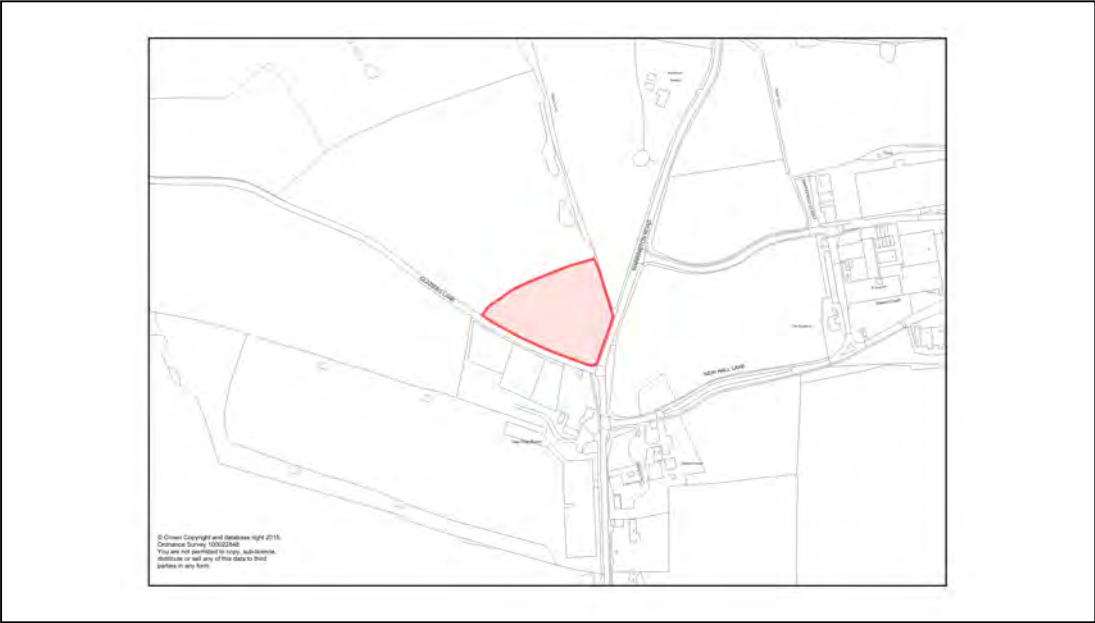
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land east of Warrington Rd (Plot 4)
Site Address: Culcheth, Warrington, WA3
Ward: Culcheth, Glazebury & Croft
Existing Use: Pasture

Gross Site Area (Ha): 0.51 **Net Developable Site Area (Ha):** 0.459

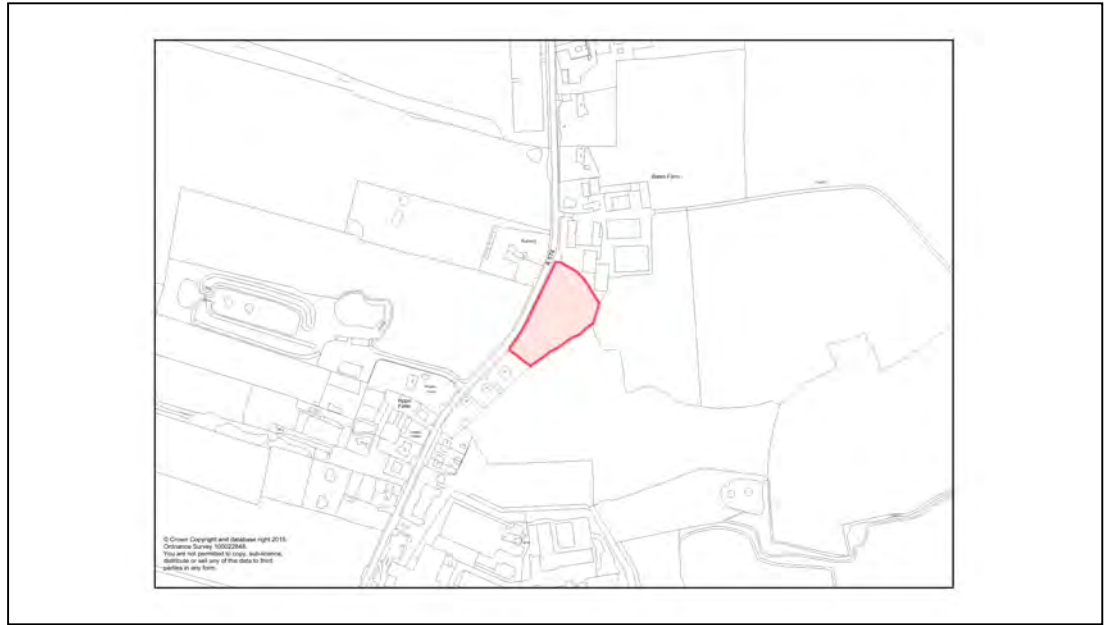
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

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

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

Planning Permission History: 2023/01217/FULM

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site has an extent planning consent. No material change of circumstances since the permission was granted. Site is therefore evidently suitable.

Available: Yes
Comments: Site benefits from full planning approval, is in single ownership and availability has been confirmed by the land owner.

Achievable: Yes
Comments: Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning approval is secured. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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: 45
Residual Net Capacity: 45

Deliverable 2024-2029: 45	
2024/25:	2025/26:
2026/27: 45	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: Off Petersfield Gdns/Twiss Grn Lane
Site Address: Culcheth, Warrington, WA3
Ward:
Existing Use: Agricultural

Gross Site Area (Ha): 4.2

Net Developable Site Area (Ha): 3.15

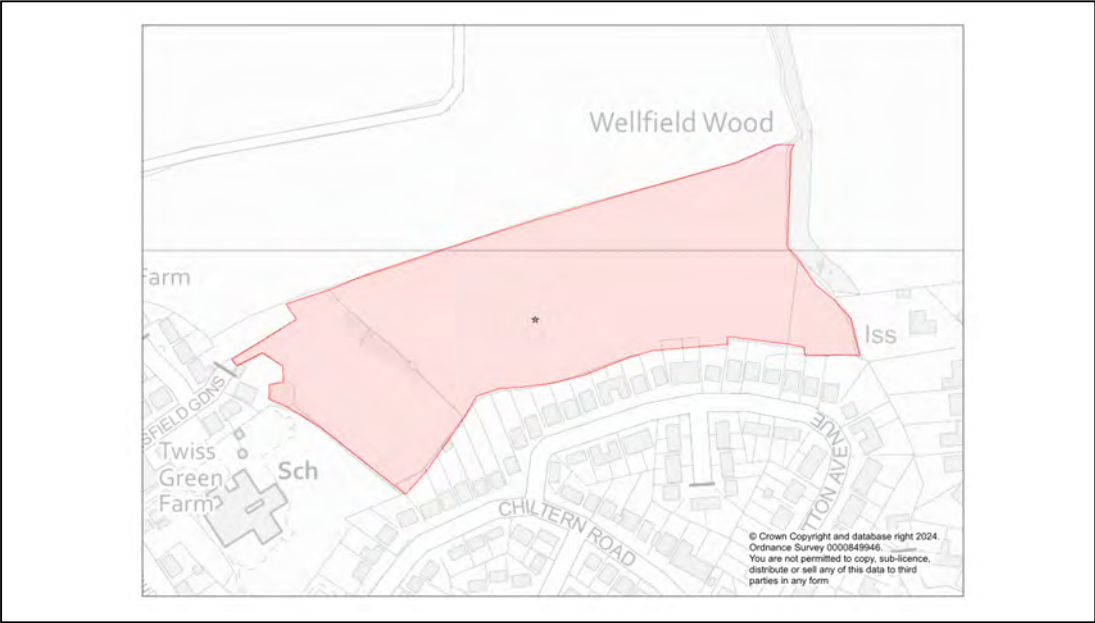
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: New Cut Lane Industrial Estate
Site Address: New Cut Lane, Woolston, WA1 4AG
Ward: Rixton & Woolston
Existing Use: Commercial

Gross Site Area (Ha): 14.99 **Net Developable Site Area (Ha):** 11.2425

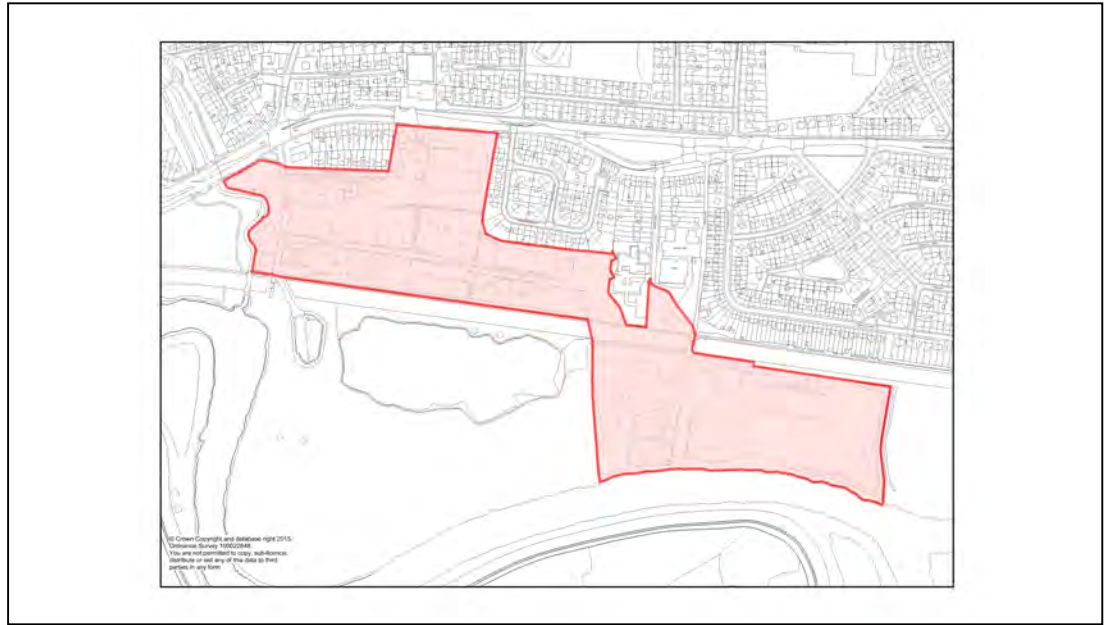
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a sustainable location adjacent to an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers. Former industrial sites immediately to the north and south of the site have both been redeveloped for residential purposes in recent years. Whilst the loss of employment opportunities may be undesirable the majority of the site is nevertheless suitable for residential development.

Available: No
Comments: Owner is not currently promoting the site for housing although has done previously. Their current aspirations/intentions are unknown and the site can not be considered available at this time

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: 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.

Concluding Recommendation: Constrained

Site Name: Land adjacent South View
Site Address: Hatton Lane, Hatton, WA4 4BZ
Ward: Appleton
Existing Use: Agriculture

Gross Site Area (Ha): 5 **Net Developable Site Area (Ha):** 3.75

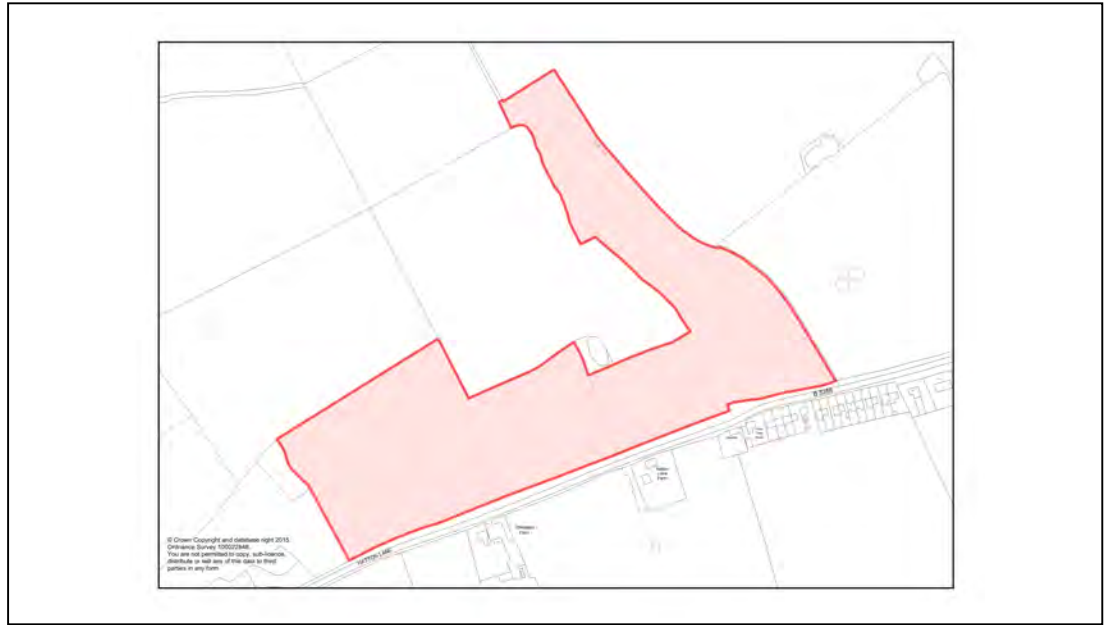
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Duckinfield Farm
Site Address: Land south of Hurst Mill Bridge, Warrington Road, Glazebury, WA3
Ward: Culcheth, Glazebury & Croft
Existing Use: Agriculture

Gross Site Area (Ha): 1.7 **Net Developable Site Area (Ha):** 1.53

Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who is promoting the site through a recent Call for Sites submission. It is therefore evidently available.

Achievable: No
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. However, the Local Plan Review has concluded that the site should be retained in the Green Belt. Therefore, the site cannot be considered available for development at the current time and hence achievability is considered to be constrained.



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: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Highfield Farm
Site Address: Highfield Farm, Waterworks Lane, Winwick, WA2 8TB
Ward: Burtonwood & Winwick
Existing Use: Agriculture

Gross Site Area (Ha): 7 **Net Developable Site Area (Ha):** 5.25

Planning Permission History: 2023/00204/FULM

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site has been removed from the Green Belt and allocated for residential development in the recently adopted Warrington Local Plan 2021/22-2038/39. In addition the site is now subject to a planning application (2023/00204/FULM) that is currently undetermined.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who has promoted the site through the Local Plan review and now a planning application. There has been a DM Committee (18 December 2023) resolution to grant planning per

Achievable: Yes
Comments: The site benefits from an allocation for residential development through the adopted Warrington Local Plan 2021/22-2038/39 and is the subject of a planning application. The Local Plan housing trajectory that was supported by signed Statements of Common Ground with all the developers of the proposed allocation sites identifies the site as being deliverable within 5 years. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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: 154
Residual Net Capacity: 154

Deliverable 2024-2029: 154	
2024/25:	2025/26: 27
2026/27: 55	2027/28: 55
2028/29: 17	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Site is considered suitable, available and achievable due to its allocation in the recently adopted Local Plan and a resolution to grant planning permission. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

Site Name: Land south of Chester Road
Site Address: Land south of Chester Road, Walton
Ward: Appleton
Existing Use: Agricultural

Gross Site Area (Ha): 7.36 **Net Developable Site Area (Ha):** 5.152

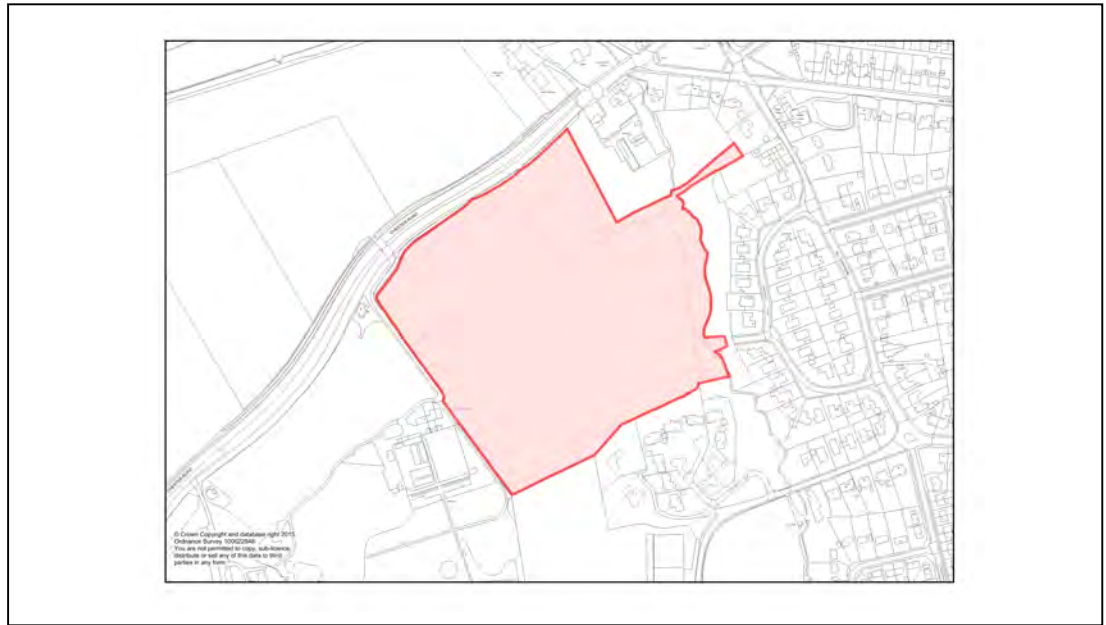
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

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

Gross Site Area (Ha): 0.35	Net Developable Site Area (Ha): 0.315
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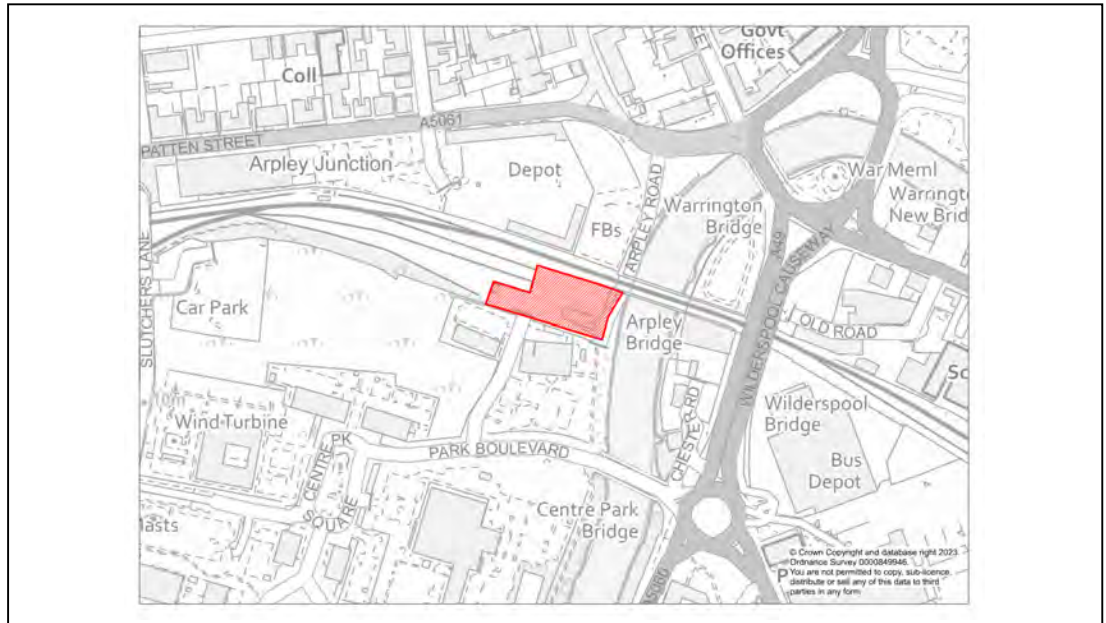
Planning Permission History: n/a

Green Belt: No	Greenfield/PDL: PDL
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Suitable: Yes
Comments: Site is in a sustainable location on the edge of the Town Centre with good access on to Park Boulevard and the potential for access on to Slutchers Lane. Whilst the site is currently in active use it falls within the Bank Quay Gateway Masterplanning area. The adopted Local Plan proposes the comprehensive re-development of the area (Policy TC1) for primarily residential uses. Hence, the sites use for residential purposes is entirely consistent with the emerging policy direction.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who is promoting the site. It is therefore evidently available.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. It is likely that the nature of the site lends itself to high density apartment development. Whilst, the site does not benefit from planning consent, there is strong developer interest in this area, particularly given location on the edge of the Town Centre; ongoing regeneration and the waterfront location. Therefore, the site is considered to be developable in the longer term (11-15 year period) in accordance with the definition in the NPPF.



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: 94
Residual Net Capacity: 94.499999999999986

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 95	
2034/35: 95	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Gross Site Area (Ha): 0.8	Net Developable Site Area (Ha): 0.72
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Planning Permission History: n/a

Green Belt: No	Greenfield/PDL: PDL
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Suitable: Yes
Comments: Site is in a sustainable location on the edge of the Town Centre with good access on to Wilson Patten Street. Whilst the site is currently in active use it falls within the Bank Quay Gateway Masterplanning area. The adopted Local Plan proposes the comprehensive re-development of the area (Policy TC1) for primarily residential uses. Hence, the sites use for residential purposes is entirely consistent with the emerging policy direction.

Available: Yes
Comments: The site is in single and public ownership and the owners are promoting development of the site. It is therefore evidently available.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. It is likely that the nature of the site lends itself to high density apartment development. Whilst, the site does not benefit from planning consent, there is strong developer interest in this area, particularly given location on the edge of the Town Centre; ongoing regeneration and the waterfront location. Therefore, the site is considered to be developable in the medium term (6-10 year period) in accordance with the definition in the NPPF.



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: 216
Residual Net Capacity: 216

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 216	
2029/30:	2030/31: 216
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Gross Site Area (Ha): 1.13 **Net Developable Site Area (Ha):** 1.017

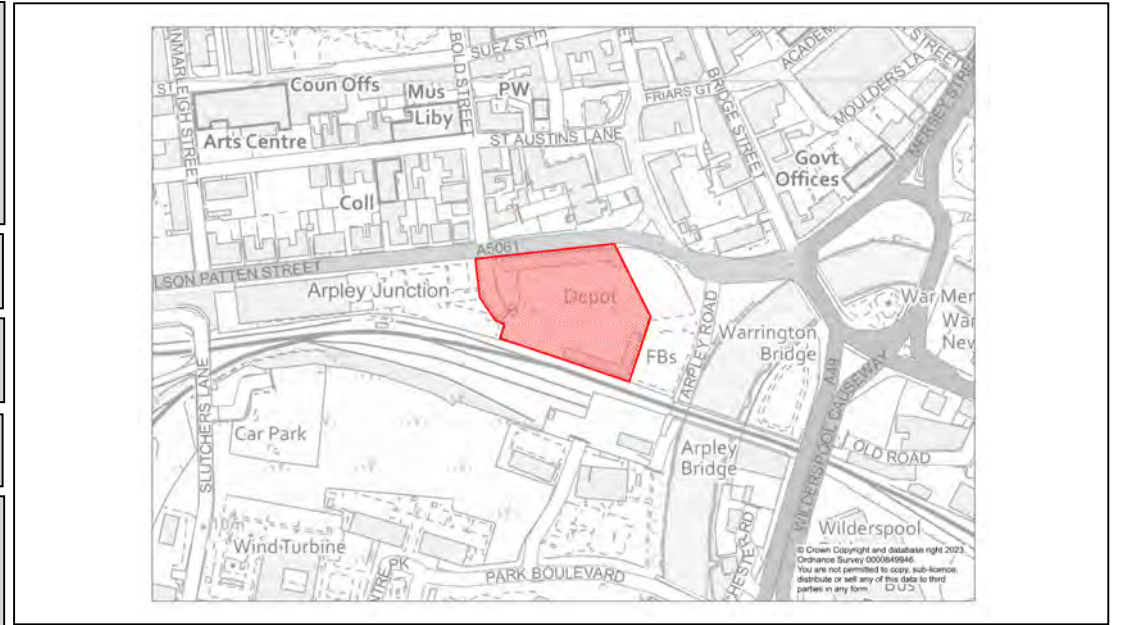
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a sustainable location on the edge of the Town Centre with good access on to Wilson Patten Street. Whilst the site is currently in active use it falls within the Bank Quay Gateway Masterplanning area. The adopted Local Plan proposes the comprehensive re-development of the area (Policy TC1) for primarily residential uses. Hence, the sites use for residential purposes is entirely consistent with the emerging policy direction.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who is promoting the site. It is therefore evidently available.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. It is likely that the nature of the site lends itself to high density apartment development. Whilst, the site does not benefit from planning consent, there is strong developer interest in this area, particularly given location on the edge of the Town Centre; ongoing regeneration and the waterfront location. Therefore, the site is considered to be developable in the medium term (6-10 year period) in accordance with the definition in the NPPF.



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
Residual Net Capacity: 132.20999999999998

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 132	
2029/30:	2030/31: 132
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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):** 0.792

Planning Permission History: n/a

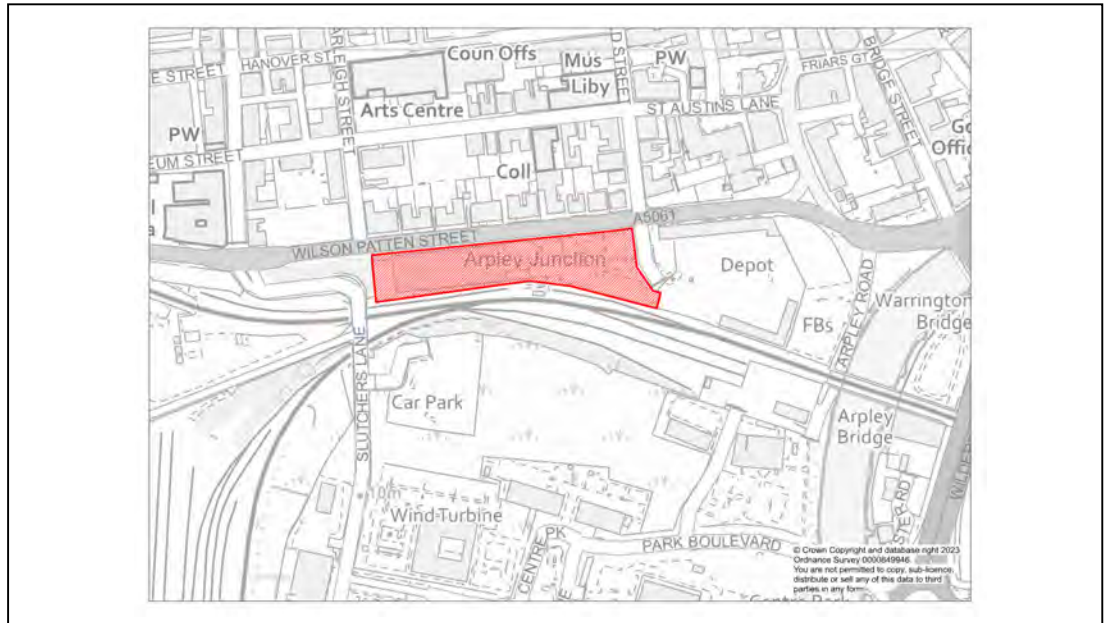
Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a sustainable location on the edge of the Town Centre with good access on to Wilson Patten Street. Whilst the site is currently in active use it falls within the Bank Quay Gateway Masterplanning area. The adopted Local Plan proposes the comprehensive re-development of the area (Policy TC1) for primarily residential uses. Hence, the sites use for residential purposes is entirely consistent with the emerging policy direction.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who is promoting the site for residential development via the submission of a pre-application enquiry in 2020 (PR/2020/04488) and a Local Plan representation (UPSVLP 1791)

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. It is likely that the nature of the site lends itself to high density apartment development. Whilst, the site does not benefit from planning consent, there is strong developer interest in this area, particularly given location on the edge of the Town Centre; ongoing regeneration and the waterfront location. Therefore, the site is considered to be developable in the medium term (6-10 year period) in accordance with the definition in the NPPF.

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).



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: 103
Residual Net Capacity: 102.96000000000001

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 103	
2029/30:	2030/31:
2031/32: 103	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Recommendation: Suitable, likely to become available and achievable

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

Gross Site Area (Ha): 0.82 **Net Developable Site Area (Ha):** 0.738

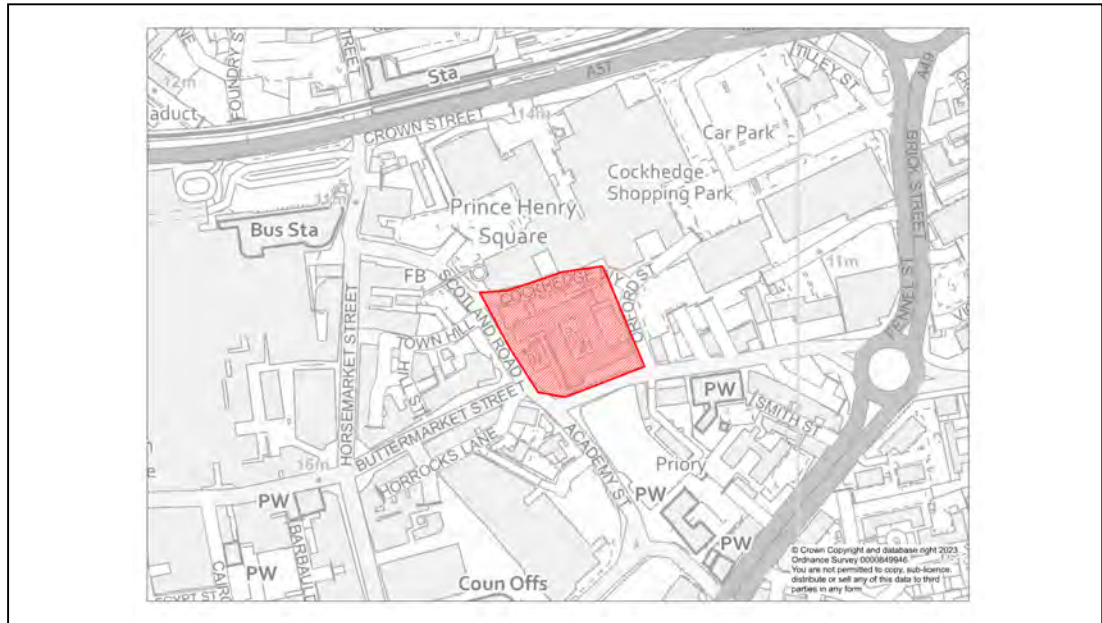
Planning Permission History: 2022/41003

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a highly sustainable location in the Town Centre where the introduction of residential has worked well in recent years. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who is promoting the site for residential led development via the submission of a planning application. It is therefore evidently available.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. It is likely that the nature of the site lends itself to high density apartment development. Whilst, the site does not benefit from planning consent, the Council, as land owner, are working in partnership with the land owners of the adjoining Cockhedge Centre to deliver a phased re-development of the site now that it is surplus to requirements as Council offices. Therefore, the site is considered to be developable in the medium term (6-10 year period).



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: 221
Residual Net Capacity: 221.39999999999998

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 221	
2029/30: 221	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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): 1.64 **Net Developable Site Area (Ha):** 1.476

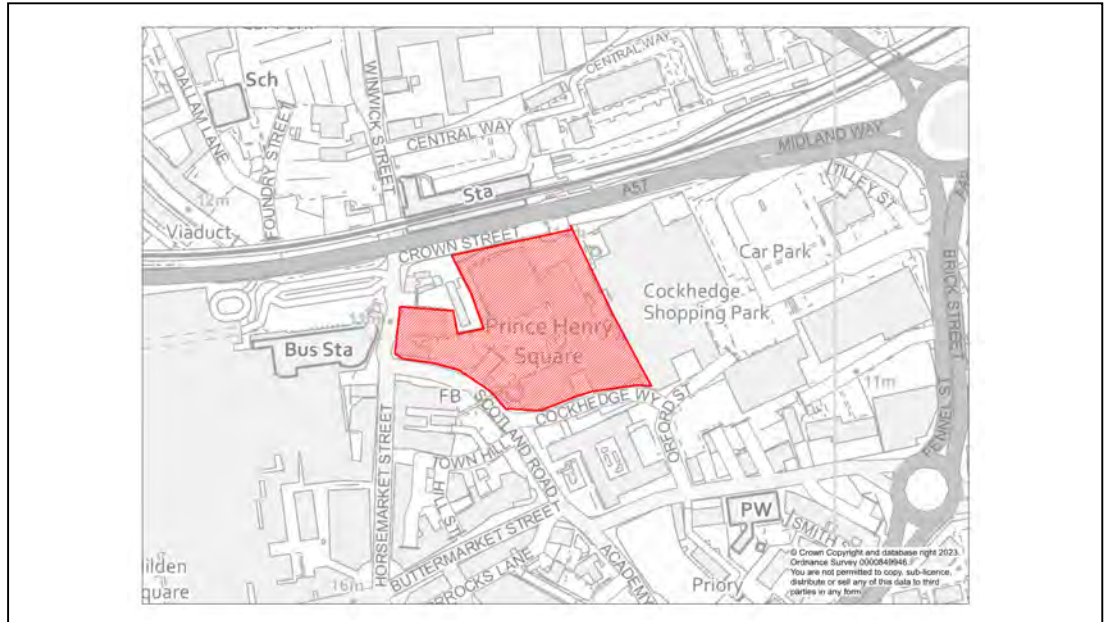
Planning Permission History: 2022/41003

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a highly sustainable location in the Town Centre where the introduction of residential has worked well in recent years. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who is promoting the site for residential led development via the submission of a planning application. It is therefore evidently available.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. It is likely that the nature of the site lends itself to high density apartment development. Whilst, the site does not benefit from planning consent, the Cockhedge Centre land owner, is working in partnership with the Council, as adjoining land owners of NTH to deliver a phased re-development of the site now that it is surplus to requirements as Council offices. Therefore, the site is considered to be developable in the medium term (6-10 year period).



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: 553.5
Residual Net Capacity: 553.4999999999999

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 554	
2029/30:	2030/31:
2031/32:	2032/33: 554
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: Colas Ltd
Site Address: Colas Ltd, Loushers Lane, Latchford, Warrington, WA4 6RZ
Ward: Latchford West
Existing Use: Industrial premises - bitumen plant

Gross Site Area (Ha): 1.69	Net Developable Site Area (Ha): 1.521
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Planning Permission History: n/a

Green Belt: No	Greenfield/PDL: PDL
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Suitable: Yes
Comments: Site is in a sustainable location close to established residential areas. It is unlikely that the site could be developed in isolation due to neighbouring uses that would have a detrimental impact on the amenity of potential occupiers. Whilst the loss of employment opportunities may be undesirable the site could nevertheless suitable for residential use if developed in association with Site Ref: 2450.

Available: No
Comments: Included in Southern Gateway Masterplan, with identification for residential development.

Achievable: No
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. It is likely that the nature of the site lends itself to high density apartment development. In view of ongoing regeneration in the town centre it is likely that high density housing/apartments will be attractive in this location, once the land is available to develop. Uncertainty over timescale of availability / landowner intentions lead to conclusion that achievability is constrained.



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: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Concluding Recommendation: Constrained

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): 2.22 **Net Developable Site Area (Ha):** 1.665

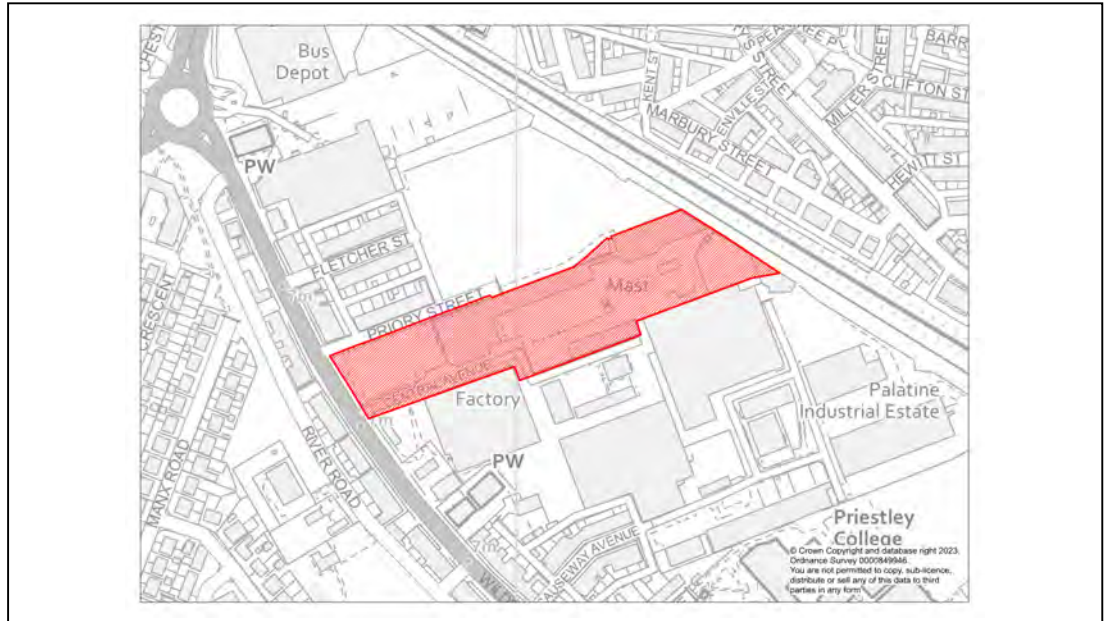
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a sustainable location close to established residential areas. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers. Whilst the loss of employment opportunities may be undesirable the site is nevertheless suitable for residential development.

Available: No
Comments: Included in Southern Gateway Masterplan, with identification for a mix of uses including residential.

Achievable: No
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. The site is located in the Southern Gateway Masterplanning area, where the Council are promoting regeneration through a Joint Venture with Langtree. Whilst not in the ownership of the Council the site owners are actively looking to re-locate. Whilst, the site does not currently benefit from planning consent, there is strong developer interest in this area, particularly given location on the southern edge of the Town Centre; ongoing regeneration and proximity to public transport. Therefore, the site is considered to be developable in the longer term (11-15 year period) in accordance with the definition in the NPPF.



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: 92
Residual Net Capacity: 91.575000000000003

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 92	
2034/35:	2035/36: 35
2036/37: 35	2037/38: 22
2038/39:	
2039+:	

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):** 1.7025

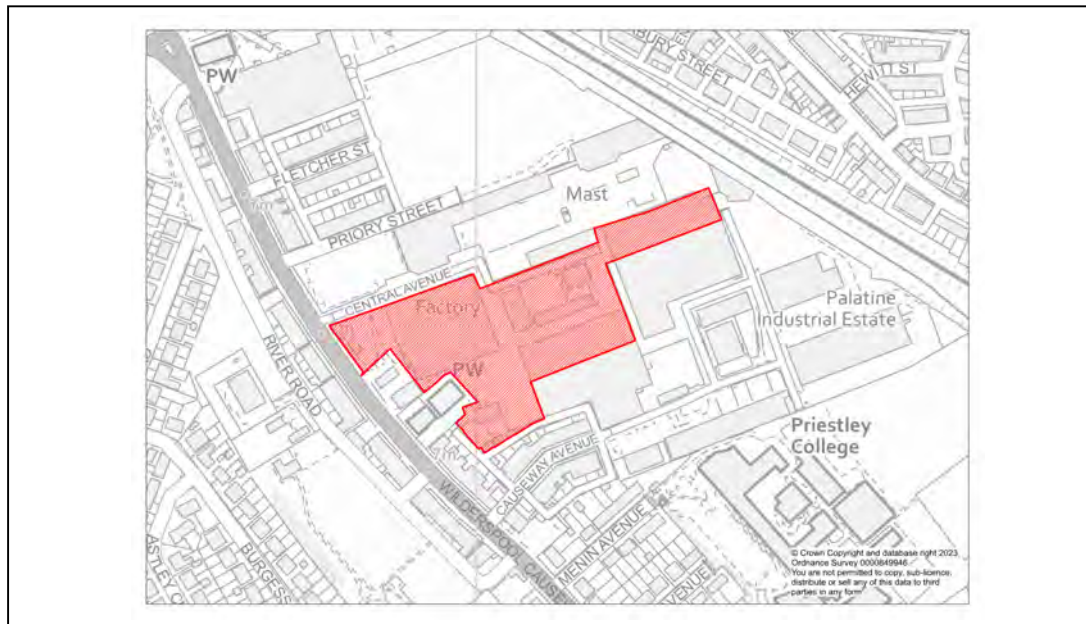
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a sustainable location close to established residential areas. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers. Whilst the loss of employment opportunities may be undesirable the site is nevertheless suitable for residential development.

Available: Yes
Comments: Included in Southern Gateway Masterplan, with identification for a mix of uses including residential. The site is owned by WBC and is part of the Southern Gateway Wire Regeneration joint venture with Langtree.

Achievable: Yes
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. The site is located in the Southern Gateway Masterplanning area, where the Council are promoting regeneration through a Joint Venture with Langtree, and is within the ownership of the Council. Whilst, the site does not currently benefit from planning consent, there is strong developer interest in this area, particularly given location on the southern edge of the Town Centre; ongoing regeneration and proximity to public transport. Therefore, the site is considered to be developable in the medium term (6-10 year period) in accordance with the definition in the NPPF.



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: 94
Residual Net Capacity: 93.637500000000003

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 94	
2029/30: 35	2030/31: 35
2031/32: 24	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: Riverside Retail Park

Site Address: Riverside Retail Park, Wharf Street, Warrington, WA1 2GZ

Ward: Fairfield & Howley

Existing Use: Retail Park

Gross Site Area (Ha): 5.43

Net Developable Site Area (Ha): 4.344

Planning Permission History: n/a

Green Belt: No

Greenfield/PDL: PDL

Suitable: Yes

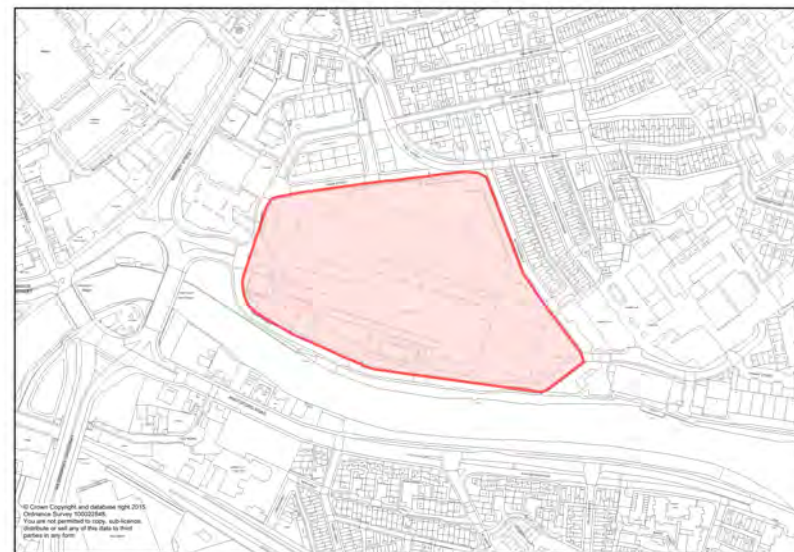
Comments: Site is in a sustainable location adjacent to an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers. Whilst the loss of retail/employment opportunities may be undesirable the site is nevertheless suitable for residential development.

Available: No

Comments: Included in Southern Gateway Masterplan, with identification for a mix of uses including residential beyond the plan period.

Achievable: No

Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. It is likely that the nature of the site lends itself to high density apartment development. In view of ongoing regeneration in the town centre there is nothing to suggest apartments will not be attractive in this location, once the land is available to develop. Uncertainty over timescale of availability / landowner intentions lead to conclusion that achievability is constrained.



Active Use: Yes

Site Developable Now: No

Promotion by Owner: No

Developer Interest: No

Known Demand for Housing: Yes

Similar Sites Developed Nearby in last 5 years: No

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0

2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	

Developable 2029-2034: 0

2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	

Developable 2034-2039: 0

2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Concluding Recommendation: Constrained

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

Gross Site Area (Ha): 0.39	Net Developable Site Area (Ha): 0.39
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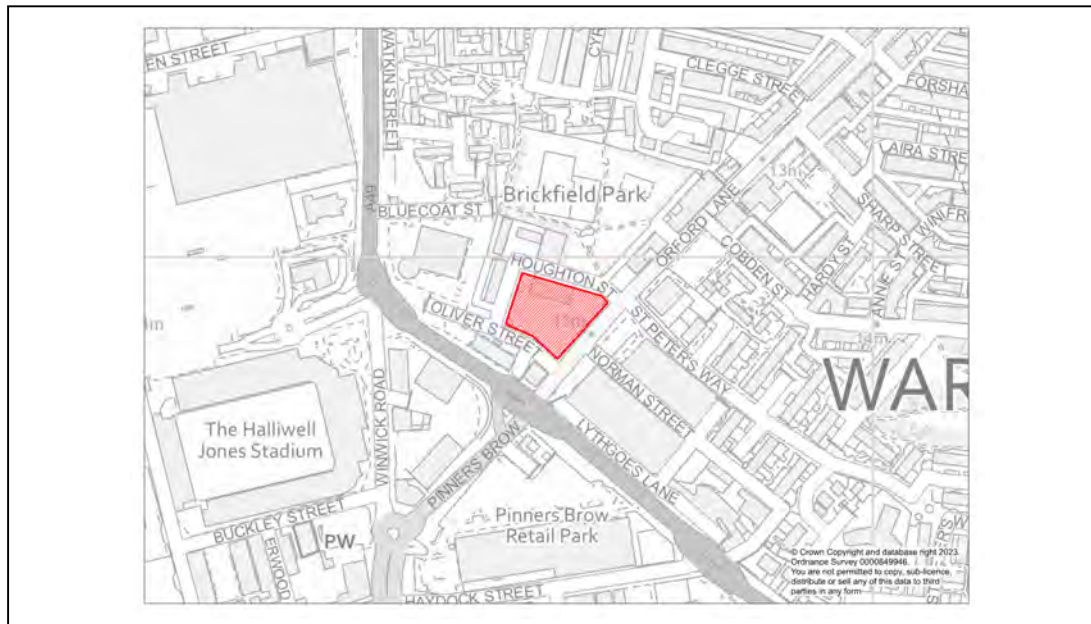
Planning Permission History: n/a

Green Belt: No	Greenfield/PDL: PDL
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Suitable: Yes
Comments: Site is in a sustainable location close to established residential areas. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers. Whilst the loss of employment opportunities may be undesirable the site is nevertheless suitable for residential development.

Available: Yes
Comments: The car showroom part of the site has become vacant and is being actively marketed as a development opportunity.

Achievable: Yes
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. The site is located in the Stadium Quarter Masterplanning area, where the Council are promoting regeneration and where there is currently strong developer activity. Whilst, the site does not currently benefit from planning consent, there is strong developer interest in this area, particularly given location on the northern edge of the Town Centre; ongoing regeneration and the proximity to public transport interchanges. Therefore, the site is considered to be developable in the medium term (6-10 year period) in accordance with the definition in the NPPF.



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
Residual Net Capacity: 19.5

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 20	
2029/30:	2030/31: 10
2031/32: 10	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: Orford Embankment 2

Site Address: North of Fitzherbert Street, Orford, WA2 7QG

Ward: Orford

Existing Use: Disused Railway Embankment

Gross Site Area (Ha): 0.63

Net Developable Site Area (Ha): 0.567

Planning Permission History: n/a

Green Belt: No

Greenfield/PDL: PDL

Suitable: Yes

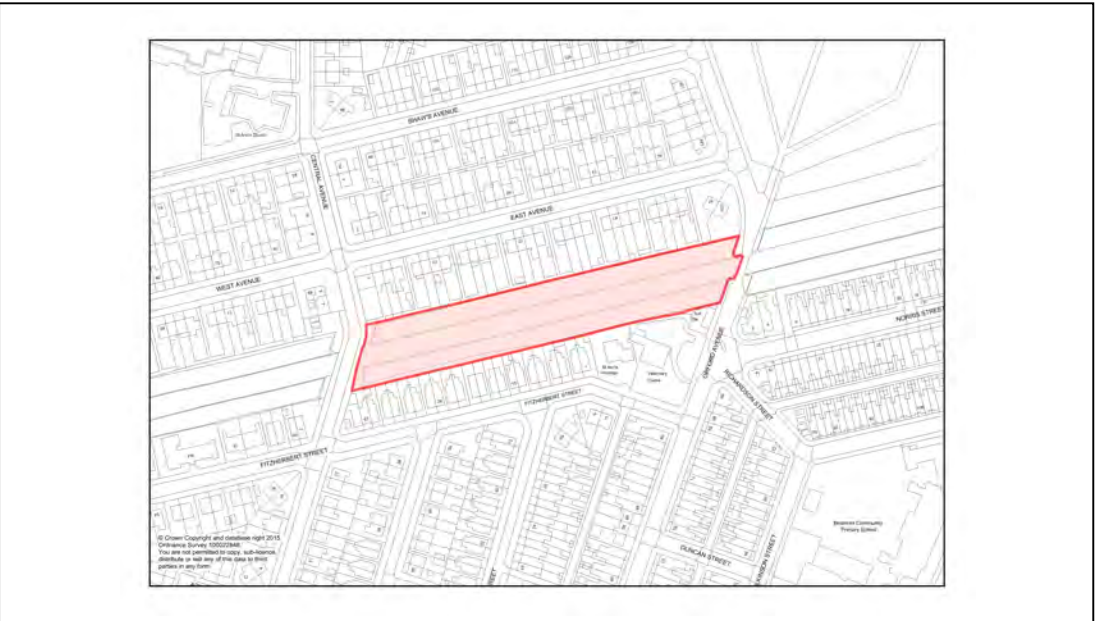
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers.

Available: No

Comments: Land remediation required before development can be progressed.

Achievable: No

Comments: Development is not considered to be achievable at the present time. The Council's Proposed Submission Version (Draft) Local Plan - Regulation 19 Consultation Document (April 2019) seeks to protect the site as a potential public transport route. In addition, the sites deliverability must be proven given the other policy constraints.



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: 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.

Concluding Recommendation: Constrained

Site Name: Orford Embankment 3
Site Address: North of Fitzherbert Street, Orford, WA2 7RL
Ward: Orford
Existing Use: Disused Railway Embankment

Gross Site Area (Ha): 0.59 **Net Developable Site Area (Ha):** 0.531

Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers.

Available: No
Comments: Land remediation required before development can be progressed.

Achievable: No
Comments: Development is not considered to be achievable at the present time. The Council's Proposed Submission Version (Draft) Local Plan - Regulation 19 Consultation Document (April 2019) seeks to protect the site as a potential public transport route. In addition, the sites deliverability must be proven given the other policy constraints.



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: 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.

Concluding Recommendation: Constrained

Site Name: Land east of Blackbrook Avenue
Site Address: Blackbrook Avenue, Padgate
Ward: Poulton North
Existing Use: School playing fields

Gross Site Area (Ha): 1.96 **Net Developable Site Area (Ha):** 1.372

Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers. The site constraints identified are therefore matters of achievability rather than suitability.

Available: No
Comments: The Council's recently adopted Local Plan (2023) (Policy INF2) has identified part of the site as a Multi-modal transport corridor for connecting Birchwood to central Warrington.

Achievable: No
Comments: The Council's recently adopted Local Plan (2023) has identified the site as a future public transport route. Therefore, development is not considered to be achievable at the present time or in the foreseeable future.



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: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Concluding Recommendation: Constrained

Site Name: Land North of Hawthorn Centre
Site Address: Orange Grove / Blackbrook Avenue, Padgate, WA2 OSP
Ward: Poplars & Hulme
Existing Use: Open Space

Gross Site Area (Ha): 0.36	Net Developable Site Area (Ha): 0.36
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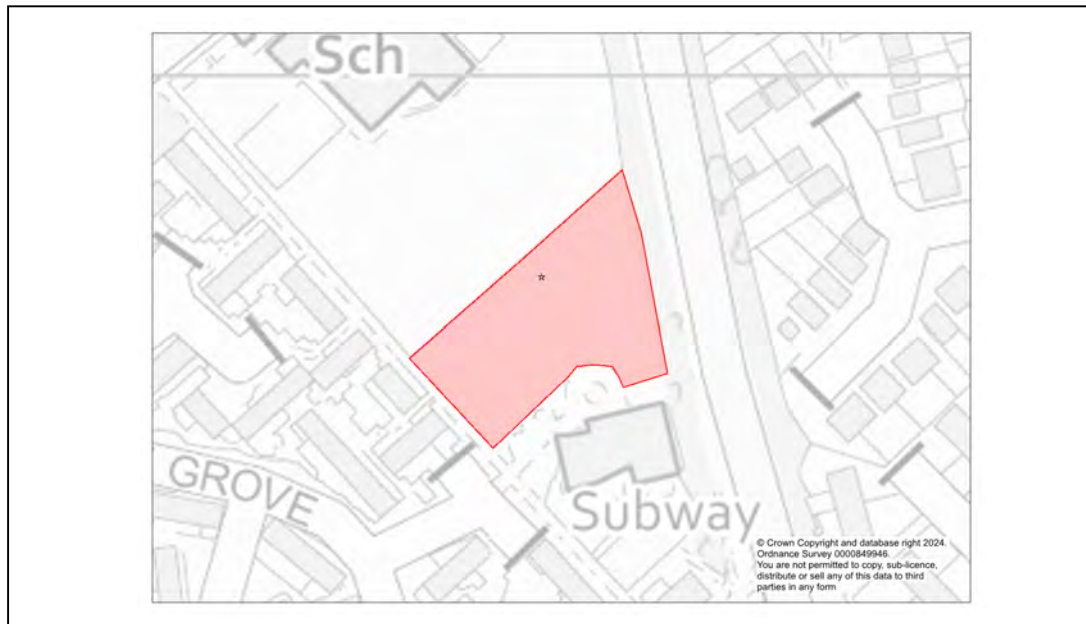
Planning Permission History: n/a

Green Belt: No	Greenfield/PDL: GF
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Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers. The site constraints identified are therefore matters of achievability rather than suitability.

Available: No
Comments: The site is in single ownership, but requires Council disposal which would be subject to further investigation/mitigation of identified constraints. Rationalisation of land holdings may mean the land surrounding the community centre is surplus to require

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Concluding Recommendation: Constrained

Site Name: Land South of Hawthorn Centre (The Jolly Falstaff - King Green)
Site Address: Harrier Road / Blackbrook Avenue, Padgate, WA2 0SP
Ward: Poplars & Hulme
Existing Use: Public House

Gross Site Area (Ha): 0.5	Net Developable Site Area (Ha): 0.45
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Planning Permission History: n/a

Green Belt: No	Greenfield/PDL: PDL
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Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers. The site constraints identified are therefore matters of achievability rather than suitability.

Available: Yes
Comments: The site is in single ownership, but requires Council disposal which would be subject to further investigation/mitigation of identified constraints. A planning application (2023/01456/FUL) has been submitted to demolish the PH as it is no longer consider

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning approval is secured. The site is therefore considered to be developable in the longer term (11-15 years) in accordance with the definition in the NPPF.



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

Recommended Gross Capacity: 14
Residual Net Capacity: 13.5

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 14	
2034/35: 14	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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 Council are likely to be actively disposing of the site and as such it is therefore considered to be developable in the longer-term (11-15).

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Land south of Culcheth High School
Site Address: Warrington Road, Culcheth, WA3 5HH
Ward: Culcheth, Glazebury & Croft
Existing Use: School playing fields

Gross Site Area (Ha): 1.76 **Net Developable Site Area (Ha):** 1.584

Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers. The site constraints identified are therefore matters of achievability rather than suitability.

Available: No
Comments: The site is in single ownership, but requires Council disposal which would be subject to further investigation / mitigation of identified constraints, including the playing fields being declare surplus and receiving formal playing fields disposal.

Achievable: No
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. However uncertainty over ability to overcome existing constraints lead to conclusion that achievability is constrained.



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: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Concluding Recommendation: Constrained

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

Gross Site Area (Ha): 1.02 **Net Developable Site Area (Ha):** 0.91

Planning Permission History: 2021/39720

Green Belt: Yes **Greenfield/PDL:** GF/PDL

Suitable: Yes
Comments: Site has an extant planning consent. No material change of circumstances since the permission was granted. Site is therefore evidently suitable.

Available: Yes
Comments: Site benefits from full planning approval, is in single ownership and hence is considered to be available.

Achievable: Yes
Comments: Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning approval is secured. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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 2024-2029: 4	
2024/25:	2025/26:
2026/27: 4	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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 Cherry Lane
Site Address: Cherry Lane, Lymm, WA13 ONU
Ward: Lymm South
Existing Use: Agriculture

Gross Site Area (Ha): 13.5 **Net Developable Site Area (Ha):** 10.13

Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Kenyon Lane Nurseries
Site Address: Kenyon Lane, Kenyon, WA3 4AX
Ward: Culcheth, Glazebury & Croft
Existing Use: Horticulture/Retail

Gross Site Area (Ha): 1.2 **Net Developable Site Area (Ha):** 1.08

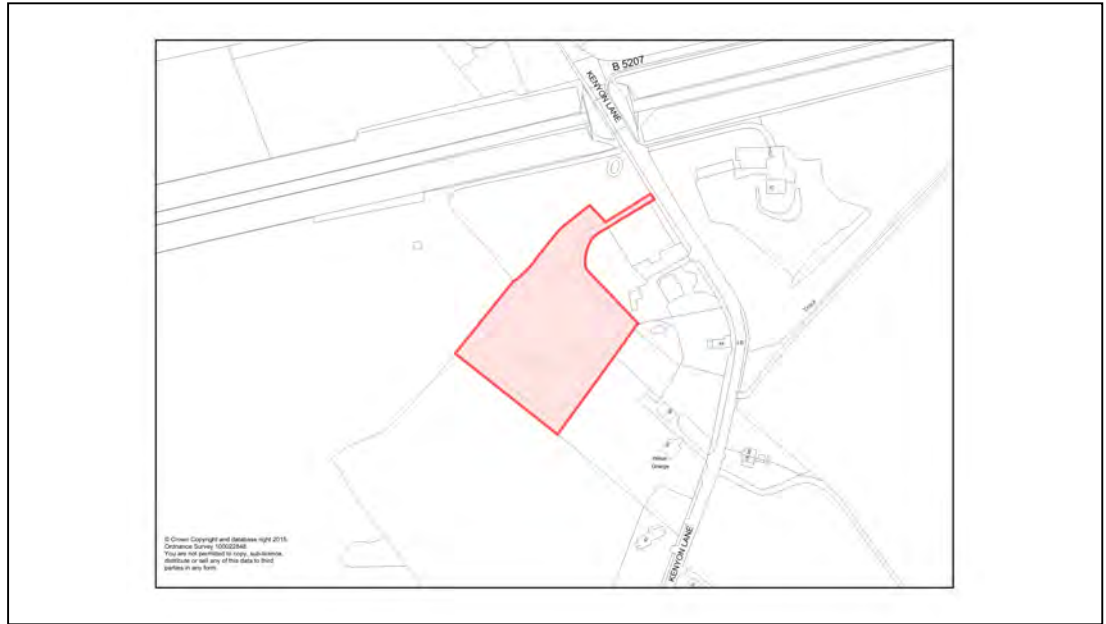
Planning Permission History: 2020/36397

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site has an extant planning consent. No material change of circumstances since the permission was granted. Site is therefore evidently suitable.

Available: Yes
Comments: Site benefits from full planning approval, is in single ownership and hence is considered to be available.

Achievable: Yes
Comments: Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning approval is secured. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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 2024-2029: 2	
2024/25:	2025/26: 2
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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 North West of Croft (part covered by 2156)
Site Address: Smithy Brow, Croft, WA3 7BZ
Ward: Culcheth, Glazebury & Croft
Existing Use: Agriculture

Gross Site Area (Ha): 128.2	Net Developable Site Area (Ha): 96.3
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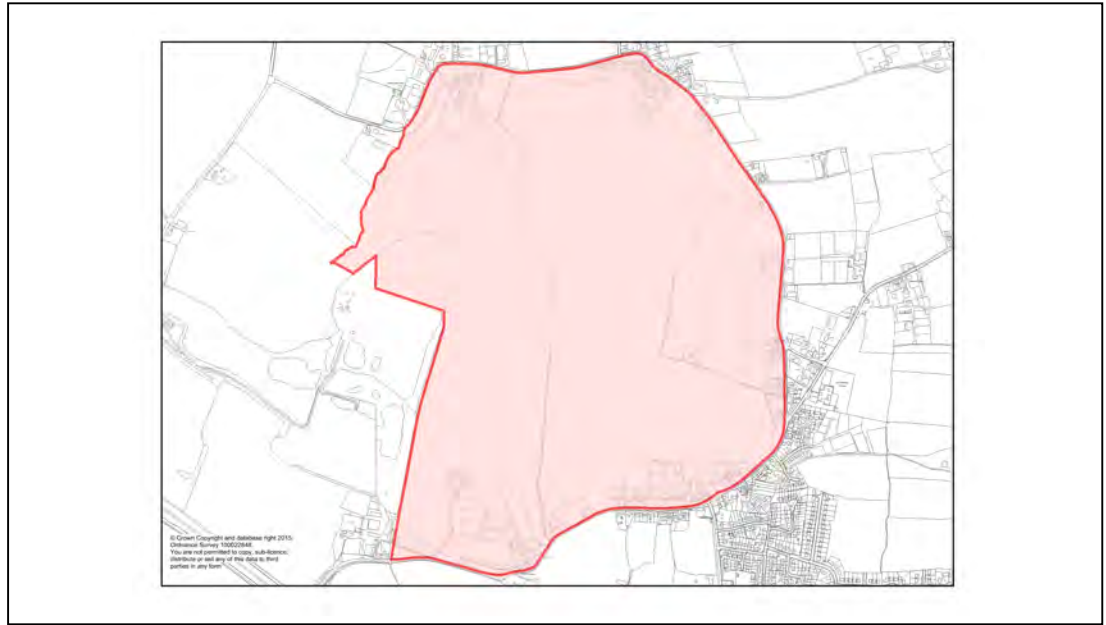
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
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Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land to the West of Higher Walton
Site Address: Chester Road, Higher Walton, WA4 6TL
Ward: Appleton
Existing Use: Agriculture

Gross Site Area (Ha): 124.5 **Net Developable Site Area (Ha):** 93.38

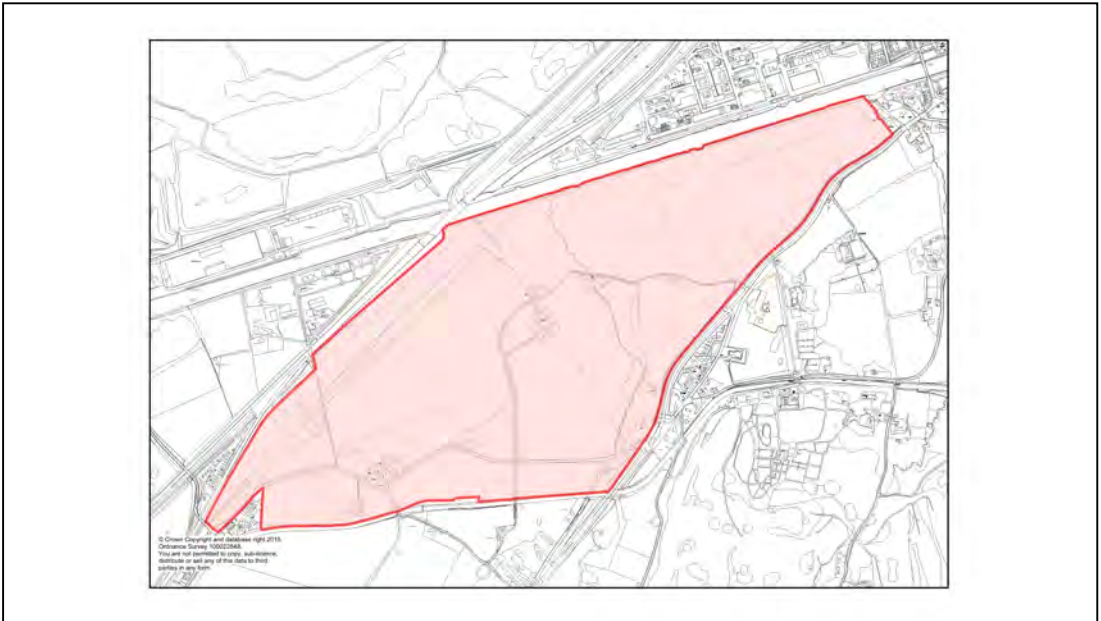
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

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

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

Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers.

Available: Yes
Comments: Site is in single ownership and availability has been confirmed by the landowner who is promoting the site.

Achievable: Yes
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. Whilst trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised in the short-term, it is considered that this site unlikely to come forward without comprehensive access improvements to wider Peel Hall Site (Ref:1506). The site is therefore considered to be developable in the medium term (6-10 year period) in accordance with the definition in the NPPF.



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 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 4	
2029/30:	2030/31:
2031/32: 4	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

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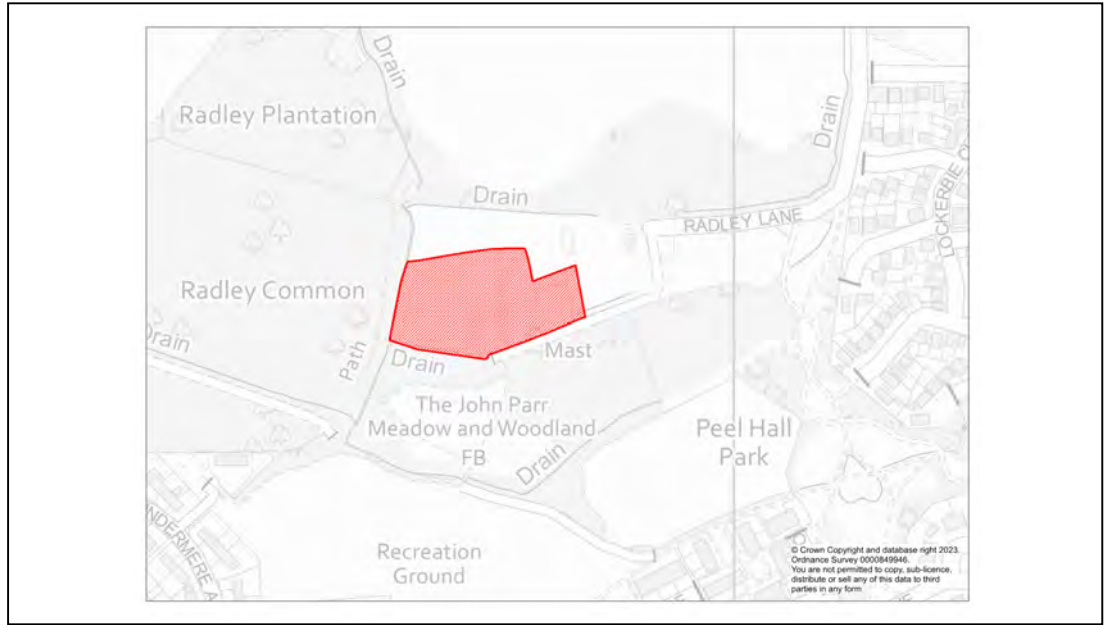
Planning Permission History: n/a

Green Belt: No	Greenfield/PDL: PDL
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Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers.

Available: Yes
Comments: Site is in single ownership and availability has been confirmed by the landowner who is promoting the site.

Achievable: Yes
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. Whilst trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised in the short-term, it is considered that this site unlikely to come forward without comprehensive access improvements to wider Peel Hall Site (Ref:1506), which has now recieved planning permission on appeal. The site is therefore considered to be developable in the medium term (6-10 year period) in accordance with the definition in the NPPF.



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 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 42	
2029/30:	2030/31:
2031/32: 17	2032/33: 25
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: Trident Business Park
Site Address: Daten Avenue, Risley, Warrington, WA3 6BX
Ward: Birchwood
Existing Use: Industrial estate

Gross Site Area (Ha): 8.75 **Net Developable Site Area (Ha):** 6.56

Planning Permission History: 2021/40696

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a sustainable location adjacent to an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers. A number of former industrial sites have been redeveloped for residential purposes in recent years. Whilst the loss of employment opportunities may be undesirable the majority of the site is nevertheless suitable for residential development.

Available: No
Comments: The site is in single ownership and the landowner is now promoting the site for commercial/industrial redevelopment through a planning application (2021/40696).

Achievable: No
Comments: Not achievable for residential use due to owner pursuing alternative use for site. Hence, it is considered that the site is no longer achievable.



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: 0
Residual Net Capacity: -2

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Not achievable for residential development due to re-development for established commercial use. Site has been cleared, loss of residential units recorded. Site to be discounted from future SHLAA reviews

Concluding Recommendation: Constrained

Site Name: Land at Hillside Farm
Site Address: Hillside Road, Appleton, WA4 5PY
Ward: Appleton
Existing Use: Agriculture

Gross Site Area (Ha): 4.22 **Net Developable Site Area (Ha):** 3.17

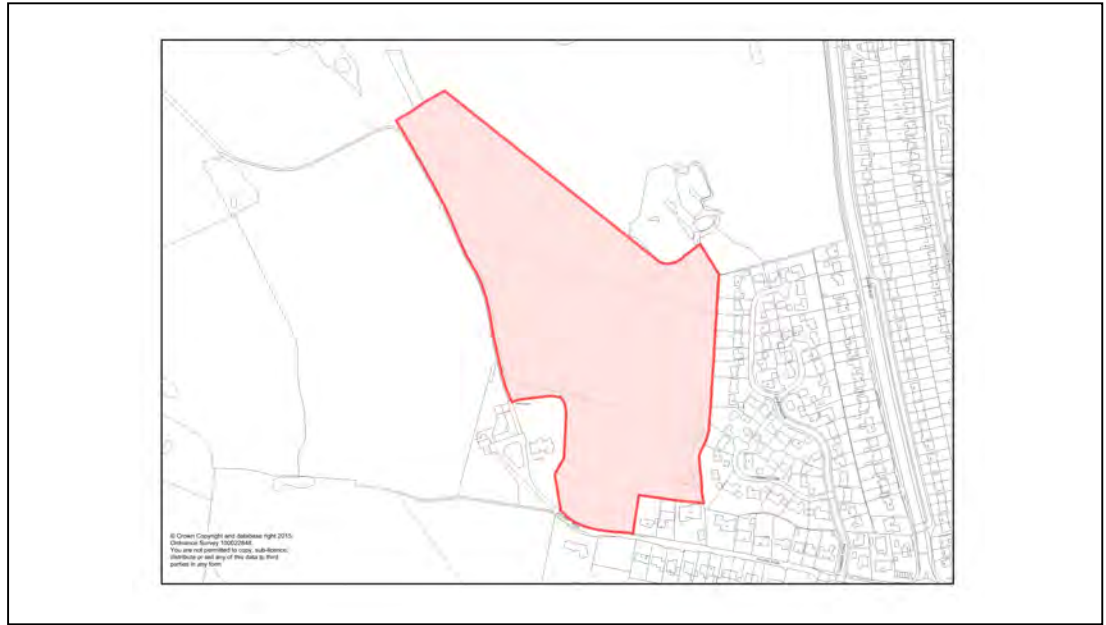
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

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

Gross Site Area (Ha): 0.3 **Net Developable Site Area (Ha):** 0.3

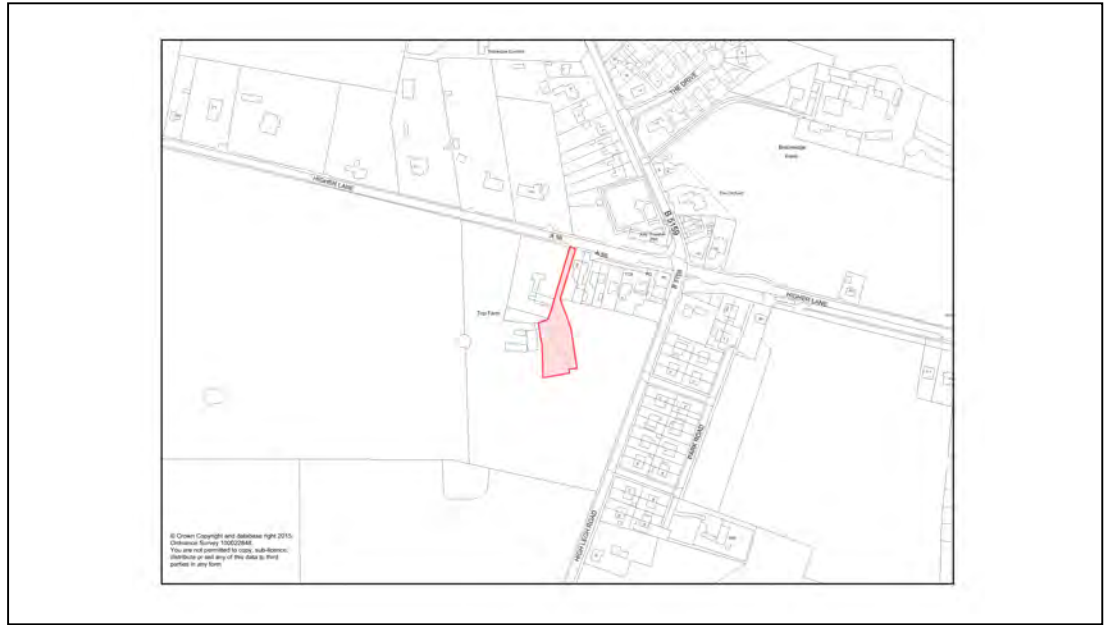
Planning Permission History: 2021/40462

Green Belt: Yes **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site has had planning consent in the past. No material change of circumstances since the permission was granted. Site is therefore evidently suitable.

Available: Yes
Comments: Site previously benefits from a full planning approval, is in single ownership and hence considered available.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning permission is secured. The site is therefore considered achievable in the medium-term (6-10 year period) in accordance with the definition in the NPPF.



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 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 2	
2029/30:	2030/31:
2031/32: 2	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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 (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Land east of Crouchley Lane
Site Address: Lymm, WA13 0DH
Ward: Lymm South
Existing Use: Agriculture

Gross Site Area (Ha): 13.4	Net Developable Site Area (Ha): 10.05
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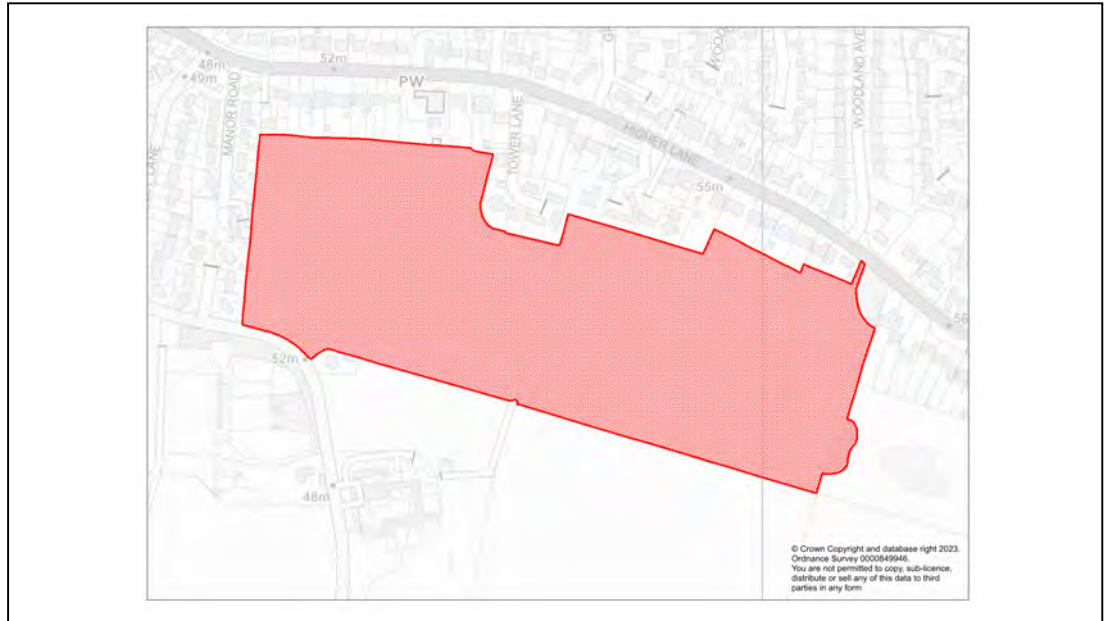
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
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Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land Jtn of Stretton Rd and Tarporley Road
Site Address: Stretton, WA4 4NS
Ward: Appleton
Existing Use: Agriculture

Gross Site Area (Ha): 39.2 **Net Developable Site Area (Ha):** 29.4

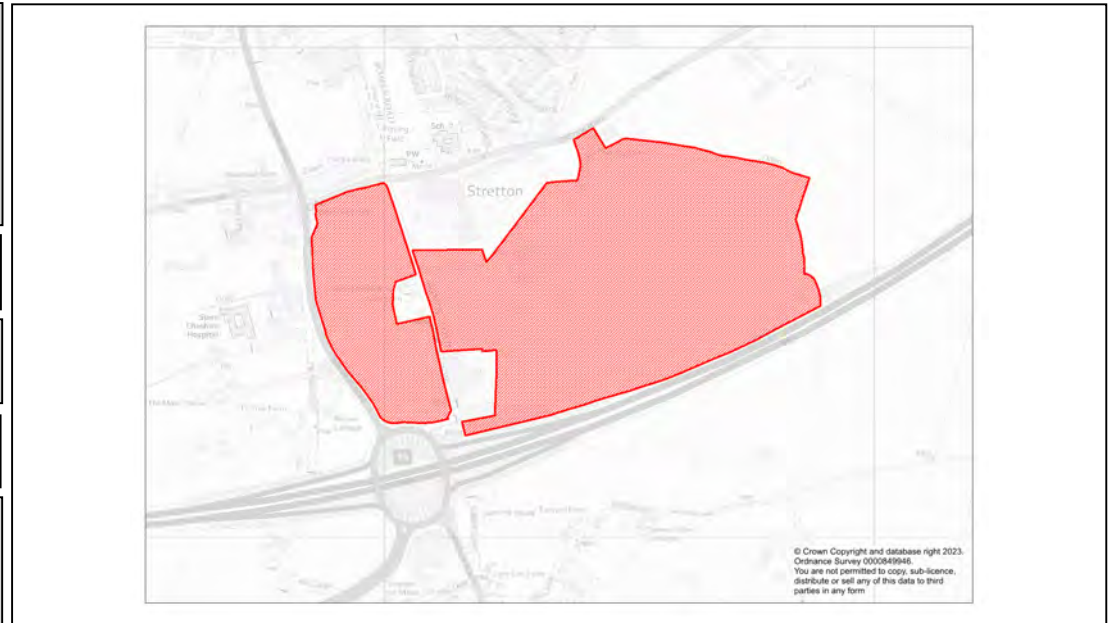
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site has been removed from the Green Belt and allocated for residential development in the recently adopted Warrington Local Plan 2021/22-2038/39. In addition work has now commenced on the Development Framework for the site.

Available: No
Comments: The site is in single ownership and availability has been confirmed by the landowner who has promoted the site through the Local Plan review and now through the production of a Development Framework to enable the comprehensive development of the site.

Achievable: No
Comments: The site has been allocated for residential development through the recently adopted Warrington Local Plan 2021/2-2038/39. It now forms part of the SEWUE (Policy MD2) under SHLAA Ref: 3168.



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: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Not achievable for residential use due to inclusion within SEWUE Local Plan allocation. Hence, it is considered that the site is no longer achievable in isolation.

Concluding Recommendation: Constrained

Site Name: Land north of Grappenhall Lane
Site Address: Grappenhall, WA4 4SH
Ward: Grappenhall
Existing Use: Agriculture

Gross Site Area (Ha): 48.94 **Net Developable Site Area (Ha):** 36.705

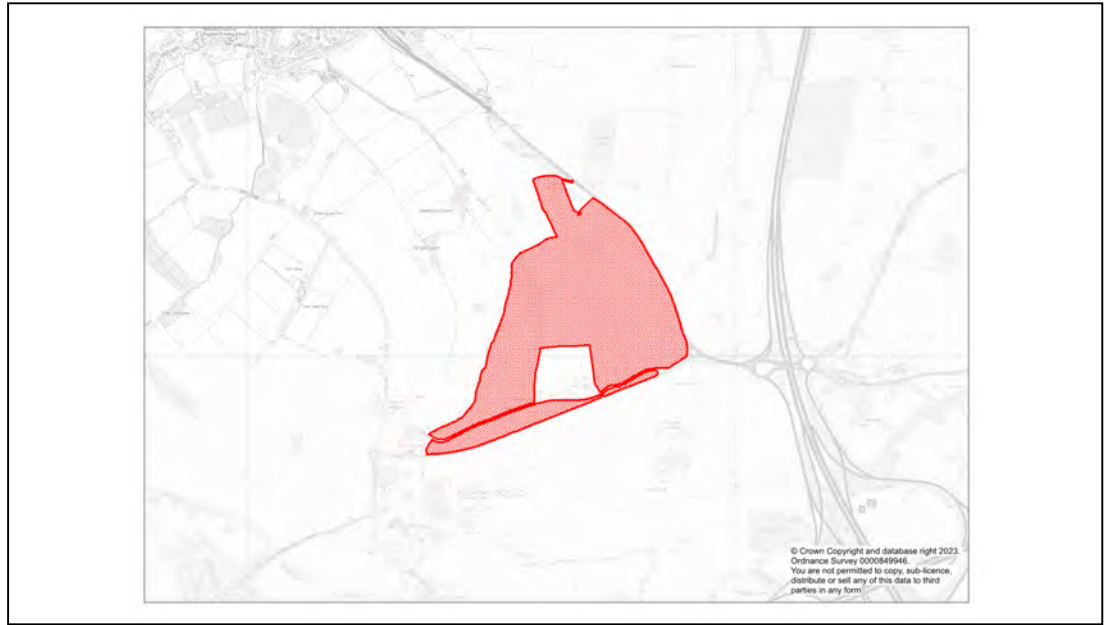
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land between Weaste Lane and Knutsford Road
Site Address: Grappenhall, WA4 3JY
Ward: Lymm North & Thelwall
Existing Use: Agriculture

Gross Site Area (Ha): 15.94	Net Developable Site Area (Ha): 11.955
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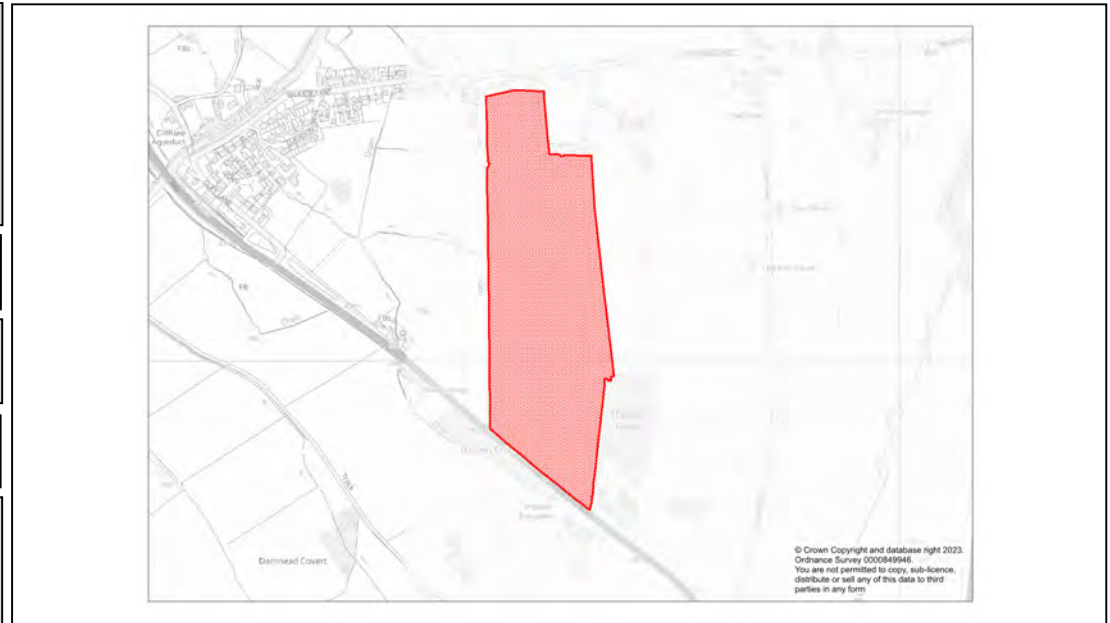
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
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Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

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

Gross Site Area (Ha): 0.82 **Net Developable Site Area (Ha):** 0.738

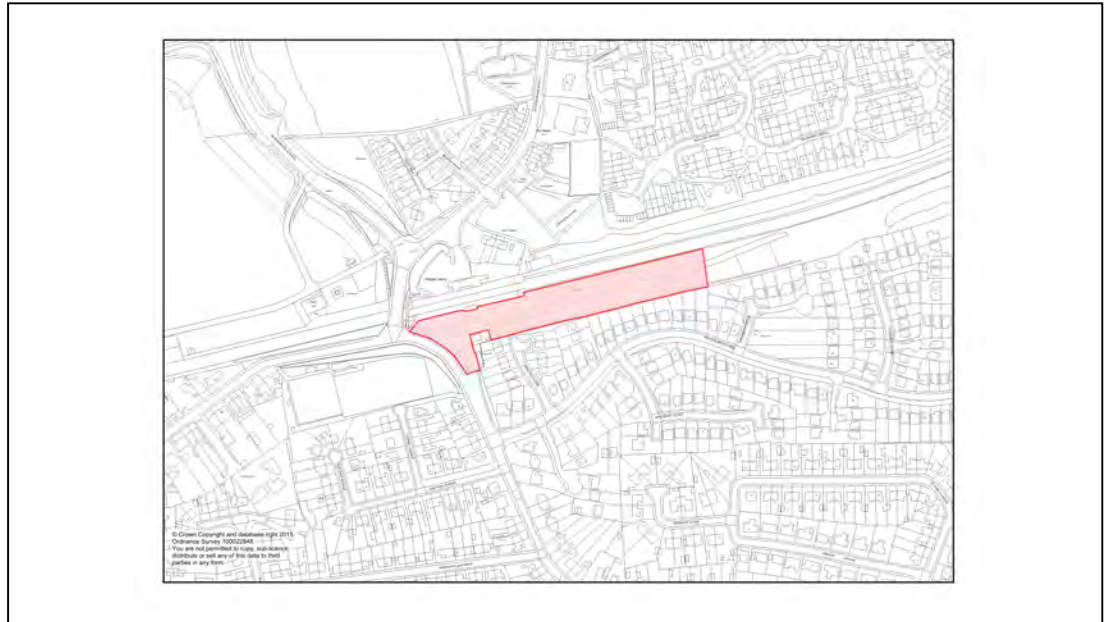
Planning Permission History: 2020/37393

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site has had planning consent in the past. No material change of circumstances since the permission was granted. Site is therefore evidently suitable.

Available: Yes
Comments: Site previously benefits from a full planning approval, is in single ownership and hence considered available.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning permission is secured. The site is therefore considered achievable in the medium-term (6-10 year period) in accordance with the definition in the NPPF.



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: 31
Residual Net Capacity: 31

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 31	
2029/30:	2030/31:
2031/32: 22	2032/33: 9
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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 (6-10).

Concluding Recommendation: Suitable, likely to become available and achievable

Site Name: Stocks Lane / Laburnum Lane
Site Address: Laburnum Lane, Penketh, WA5 3AB
Ward: Penketh & Cuerdley
Existing Use: Agriculture

Gross Site Area (Ha): 32.12	Net Developable Site Area (Ha): 24.09
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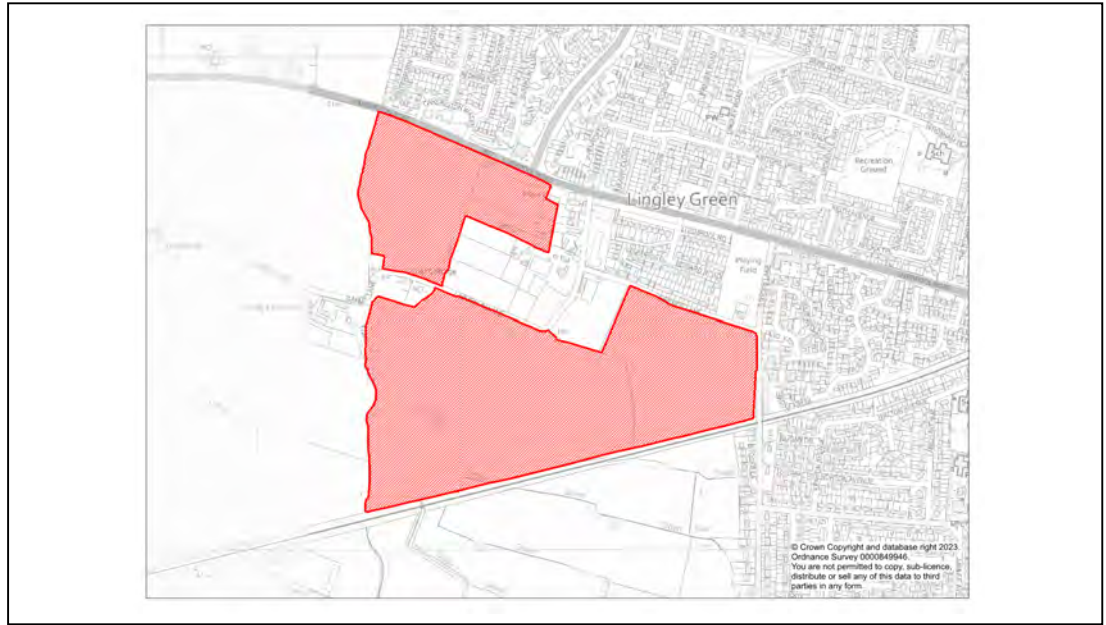
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
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Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Birch Tree Farm
Site Address: Red Lane, Appleton, WA4 5AB
Ward: Stockton Heath
Existing Use: Agriculture

Gross Site Area (Ha): 0.35 **Net Developable Site Area (Ha):** 0.2625

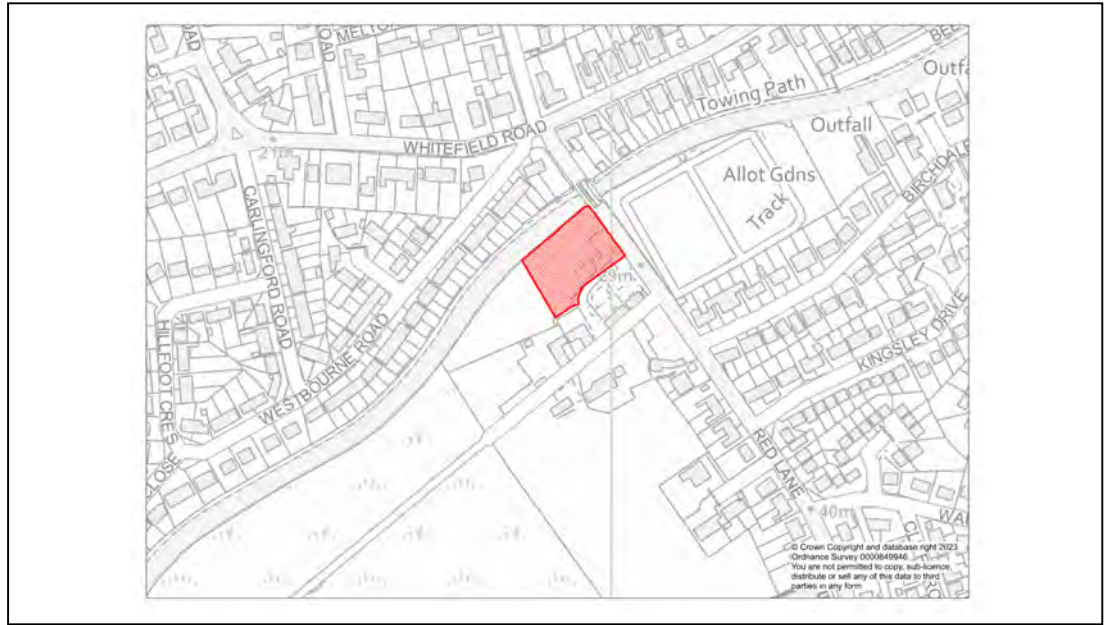
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at Dam Lane
Site Address: Dam Lane, Rixton-with-Glazebrook, WA3 6LB
Ward: Rixton & Woolston
Existing Use: Agriculture

Gross Site Area (Ha): 9.88 **Net Developable Site Area (Ha):** 7.41

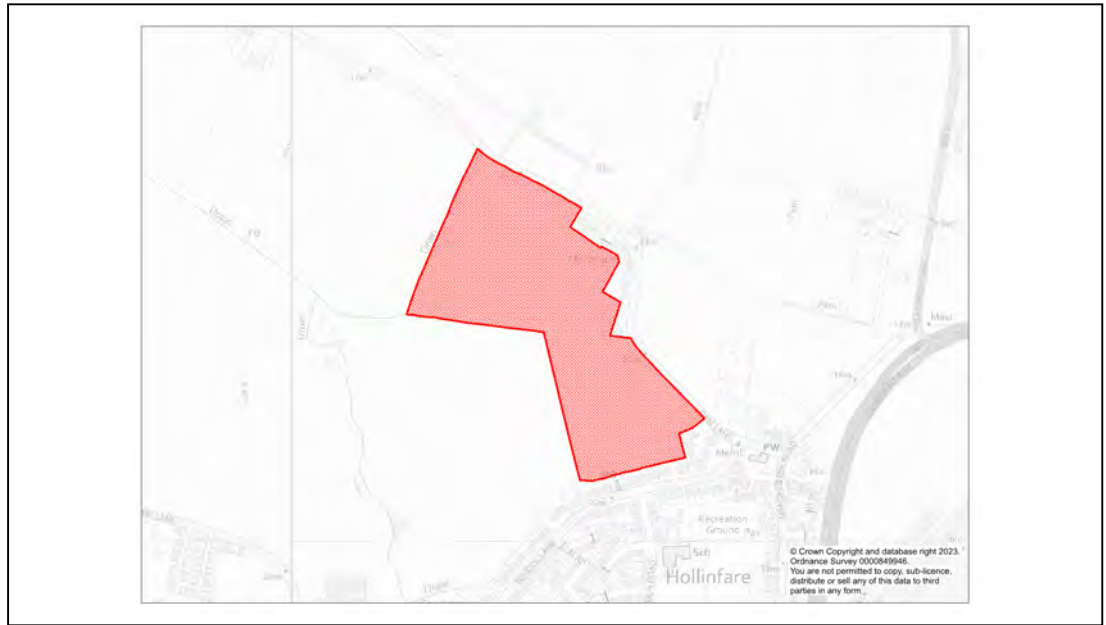
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at Newton Road
Site Address: Winwick, WA2 8SE
Ward: Burtonwood & Winwick
Existing Use: Grazing land

Gross Site Area (Ha): 1.25 **Net Developable Site Area (Ha):** 0.9375

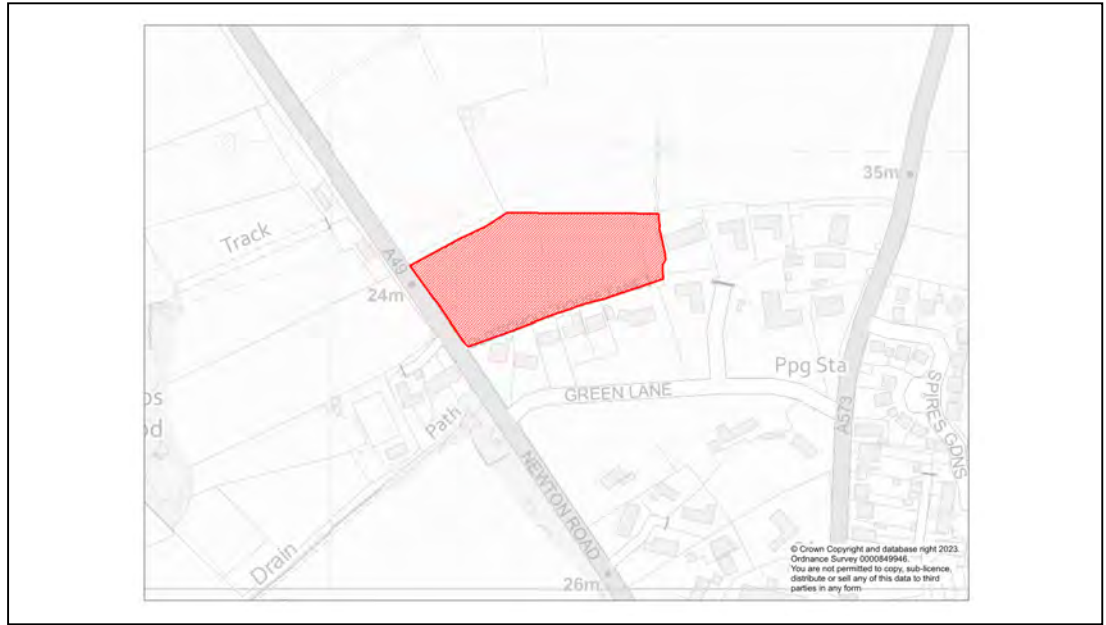
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Field off Stage Lane
Site Address: Stage Lane, Lymm, WA13 9JP
Ward: Lymm North & Thelwall
Existing Use: Agriculture

Gross Site Area (Ha): 0.69 **Net Developable Site Area (Ha):** 0.621

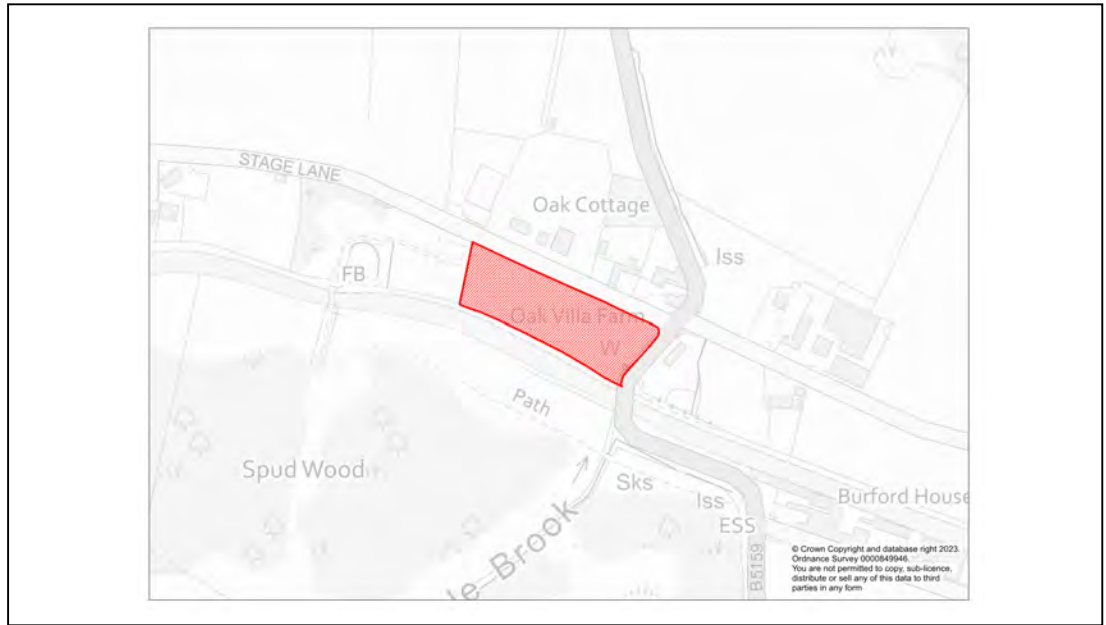
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at Warrington Sports Club
Site Address: Walton Lea Road, Walton, WA4 6SJ
Ward: Appleton
Existing Use: Tennis Courts

Gross Site Area (Ha): 0.36 **Net Developable Site Area (Ha):** 0.36

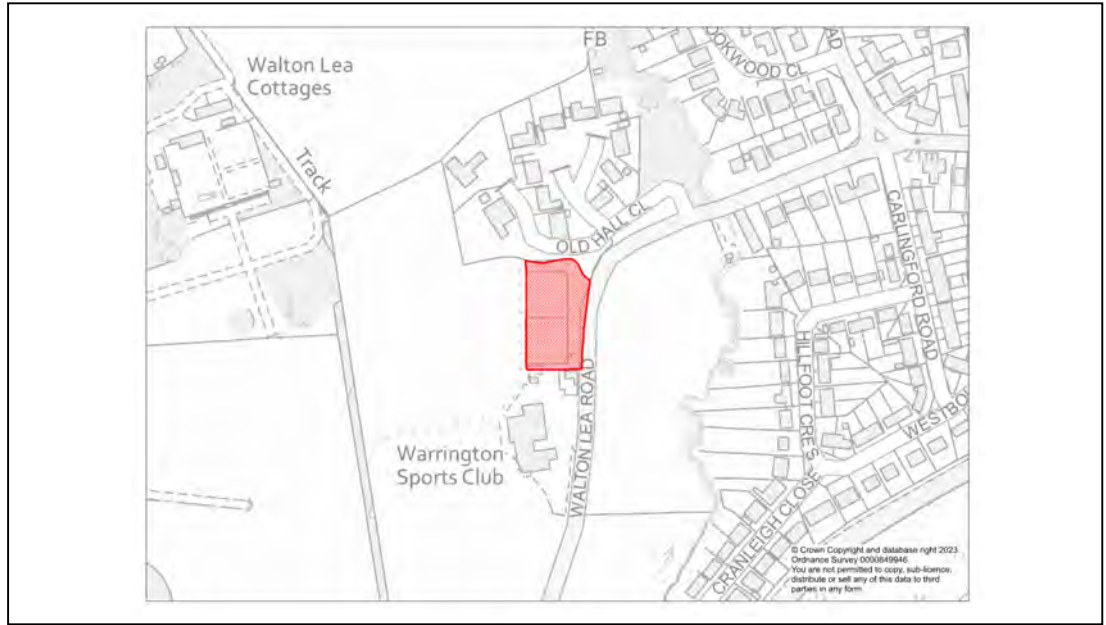
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Stocks Lane / Friends Lane
Site Address: Friends Lane, Penketh, WA5 3JT
Ward: Penketh & Cuedley
Existing Use: Agriculture

Gross Site Area (Ha): 6.69	Net Developable Site Area (Ha): 5.0175
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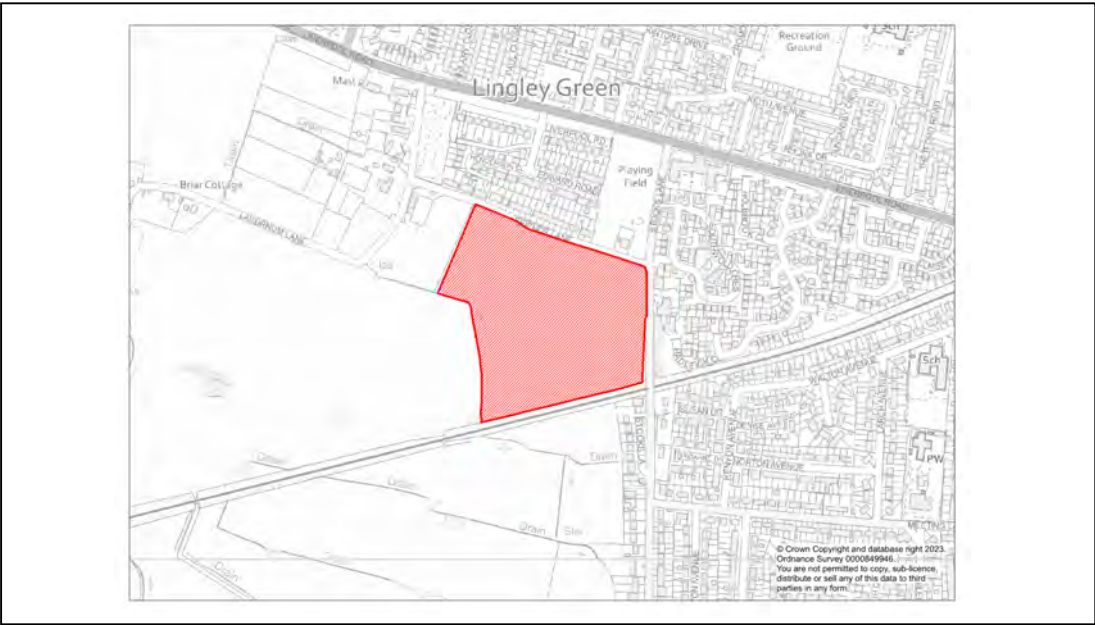
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
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Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Holly House
Site Address: Rushgreen Road, Lymm, WA13 9PN
Ward: Lymm North & Thelwall
Existing Use: Residential Curtilage & Agriculture

Gross Site Area (Ha): 1.12	Net Developable Site Area (Ha): 1.008
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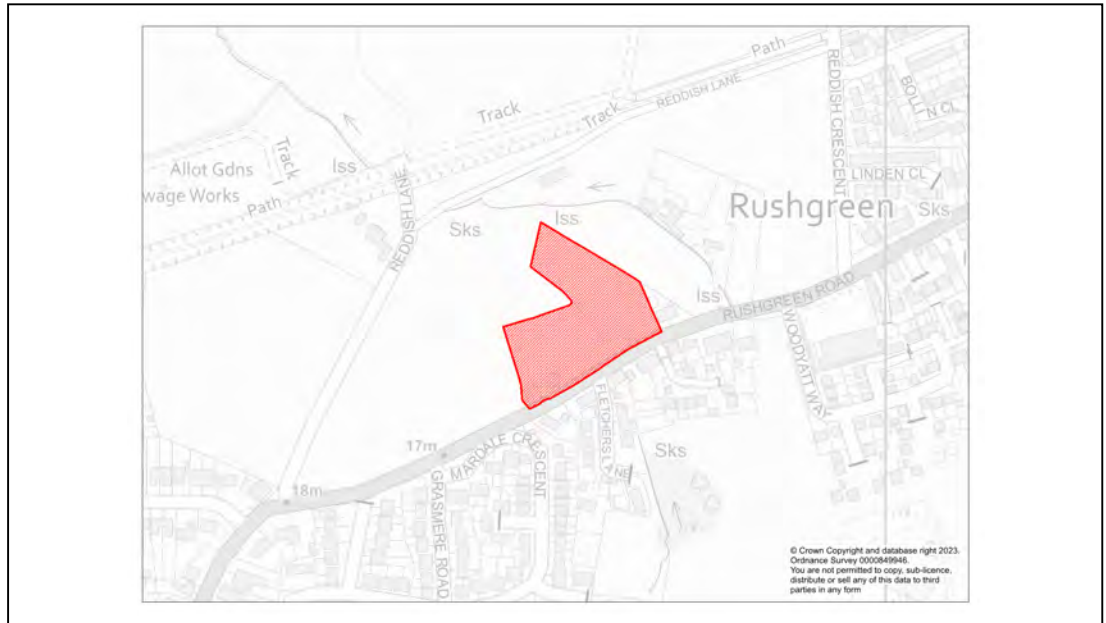
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
------------------------	---------------------------

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Sites east of Jctn 21 M6 (Site 4690)
Site Address: Brook Lane, Rixton, WA3 6DT
Ward: Rixton & Woolston
Existing Use: Agriculture

Gross Site Area (Ha): 11.07

Net Developable Site Area (Ha): 8.3025

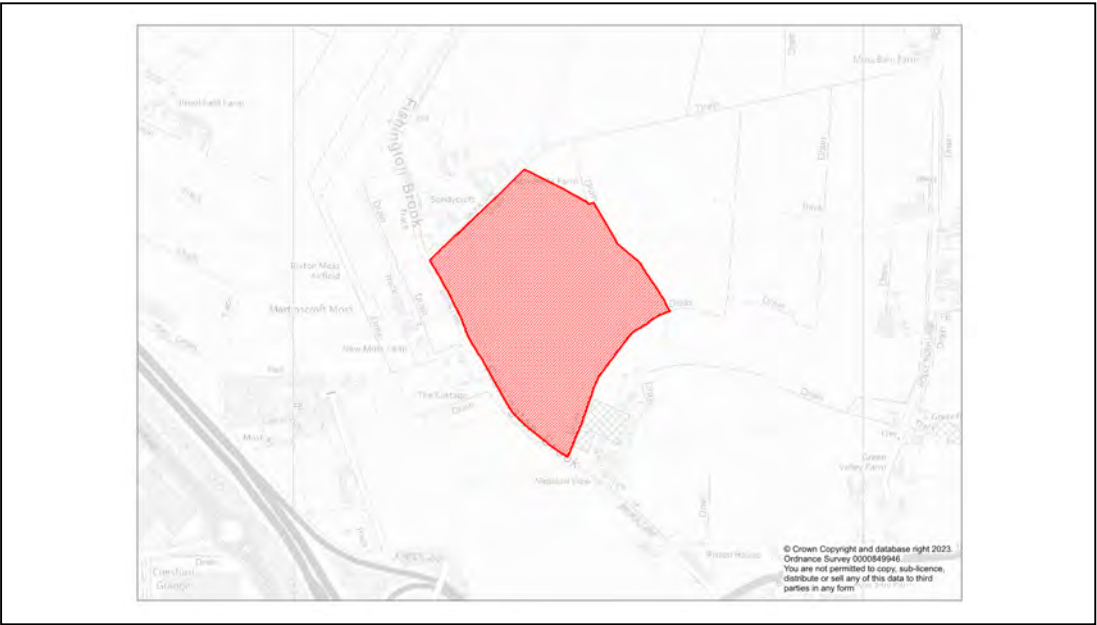
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the 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, as part of the Council's Level 1 SFRA (Apr 2018) this site was screened for the risk of fluvial and surface water flooding. Because of the identified risk of flooding the site is not deemed suitable for residential development.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Sites east of Jctn 21 M6 (Site 4449)
Site Address: Brook Lane, Rixton, WA3 6DS
Ward: Rixton & Woolston
Existing Use: Agriculture

Gross Site Area (Ha): 15.35	Net Developable Site Area (Ha): 11.5125
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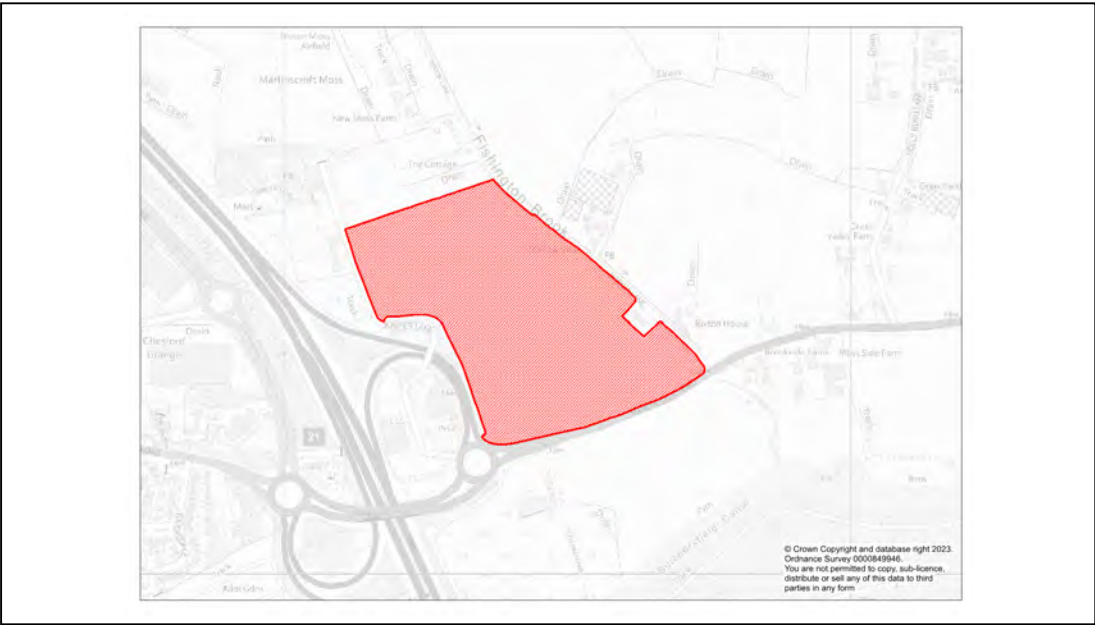
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
------------------------	---------------------------

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Sites east pf Jctn 21 M6 (Site 6919)
Site Address: Manchester Road, Rixton, WA3 6DU
Ward: Rixton & Woolston
Existing Use: Agriculture

Gross Site Area (Ha): 3.92

Net Developable Site Area (Ha): 2.94

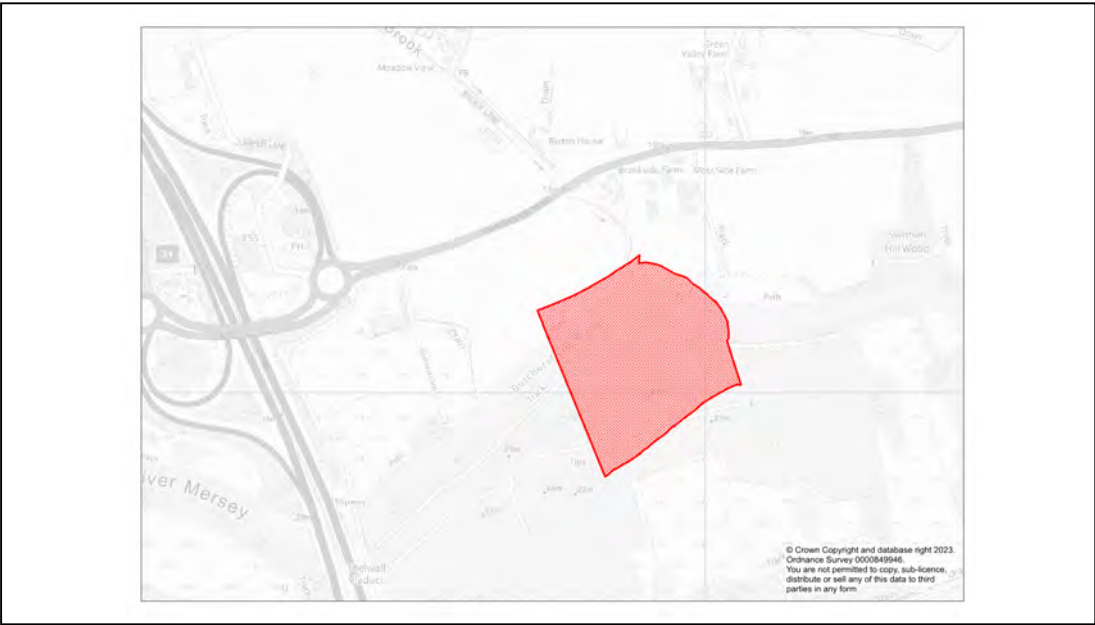
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Sites east pf Jctn 21 M6 (Site 8160)
Site Address: Manchester Road, Rixton, WA3 6DX
Ward: Rixton & Woolston
Existing Use: Agriculture

Gross Site Area (Ha): 12.62	Net Developable Site Area (Ha): 9.465
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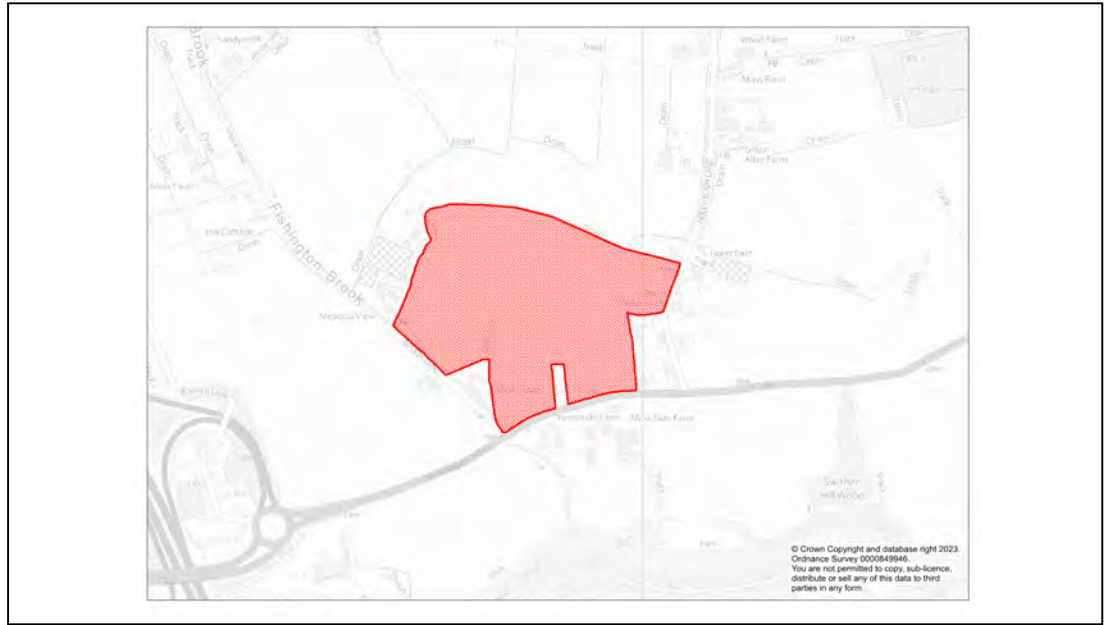
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
------------------------	---------------------------

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Sites east of Jctn 21 M6 (Site 8939)
Site Address: Manchester Road, Rixton, WA3 6DU
Ward: Rixton & Woolston
Existing Use: Agriculture

Gross Site Area (Ha): 0.3	Net Developable Site Area (Ha): 0.3
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Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
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Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Sites east pf Jctn 21 M6 (Site 1833)
Site Address: Manchester Road, Rixton, WA3 6DU
Ward: Rixton & Woolston
Existing Use: Agriculture

Gross Site Area (Ha): 7.54	Net Developable Site Area (Ha): 5.655
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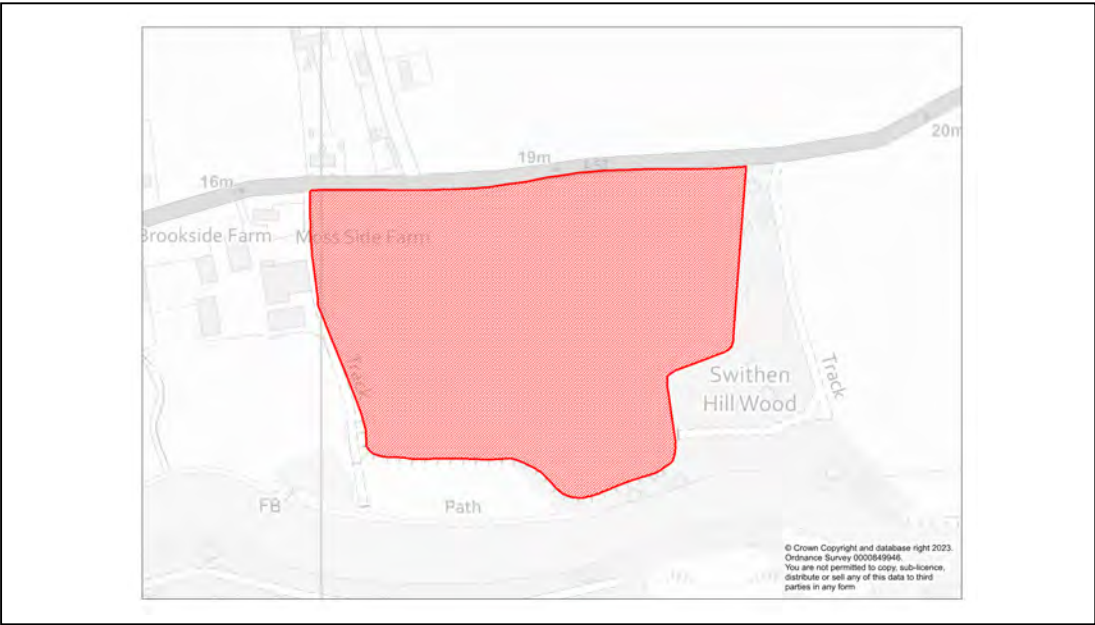
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
------------------------	---------------------------

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Sites east pf Jct 21 M6 (Site 5636)

Site Address: Manchester Road, Rixton, WA3 6EA

Ward: Rixton & Woolston

Existing Use: Agriculture

Gross Site Area (Ha): 9.3

Net Developable Site Area (Ha): 6.975

Planning Permission History: n/a

Green Belt: Yes

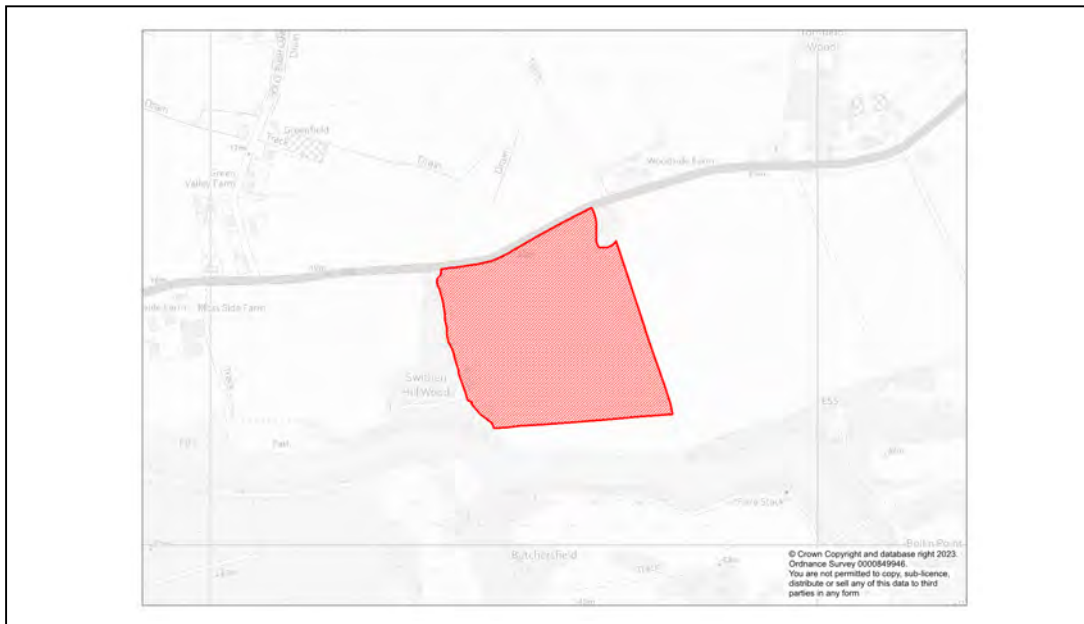
Greenfield/PDL: GF

Suitable: Yes

Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0

2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	

Developable 2029-2034: 0

2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	

Developable 2034-2039: 0

2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Sites east of Jctn 21 M6 (Site 5371)
Site Address: Manchester Road, Rixton, WA3 6EA
Ward: Rixton & Woolston
Existing Use: Agriculture

Gross Site Area (Ha): 0.78	Net Developable Site Area (Ha): 0.702
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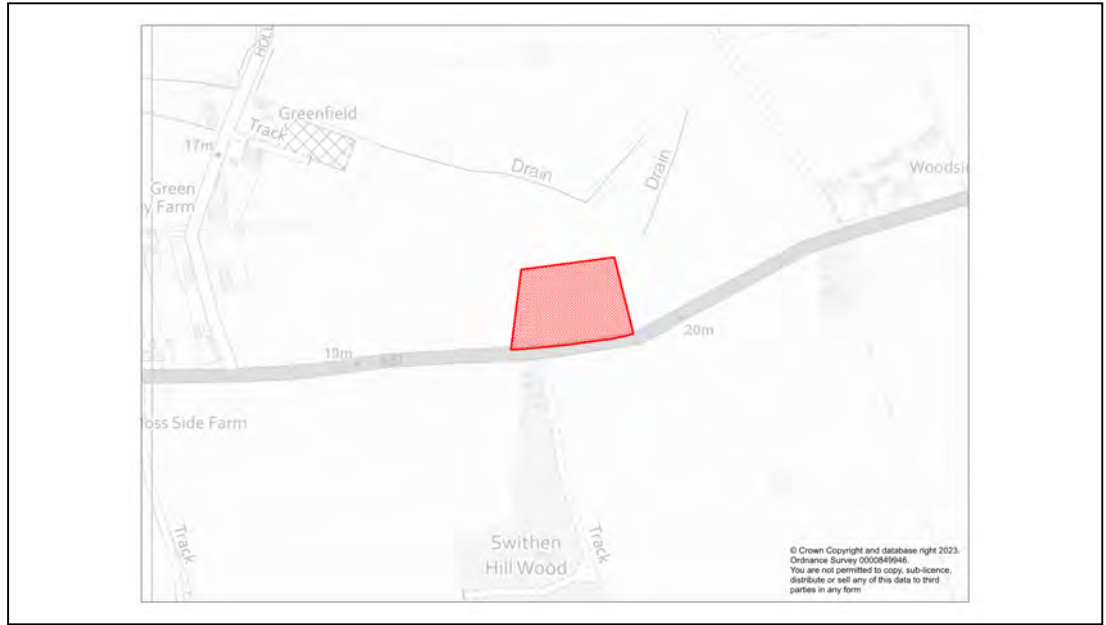
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
------------------------	---------------------------

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.

Concluding Recommendation: Constrained

Site Name: Sites east pf Jctn 21 M6 (Site 3174)
Site Address: Holly Bush Lane, Rixton, WA3 6DY
Ward: Rixton & Woolston
Existing Use: Agriculture

Gross Site Area (Ha): 6.02	Net Developable Site Area (Ha): 4.515
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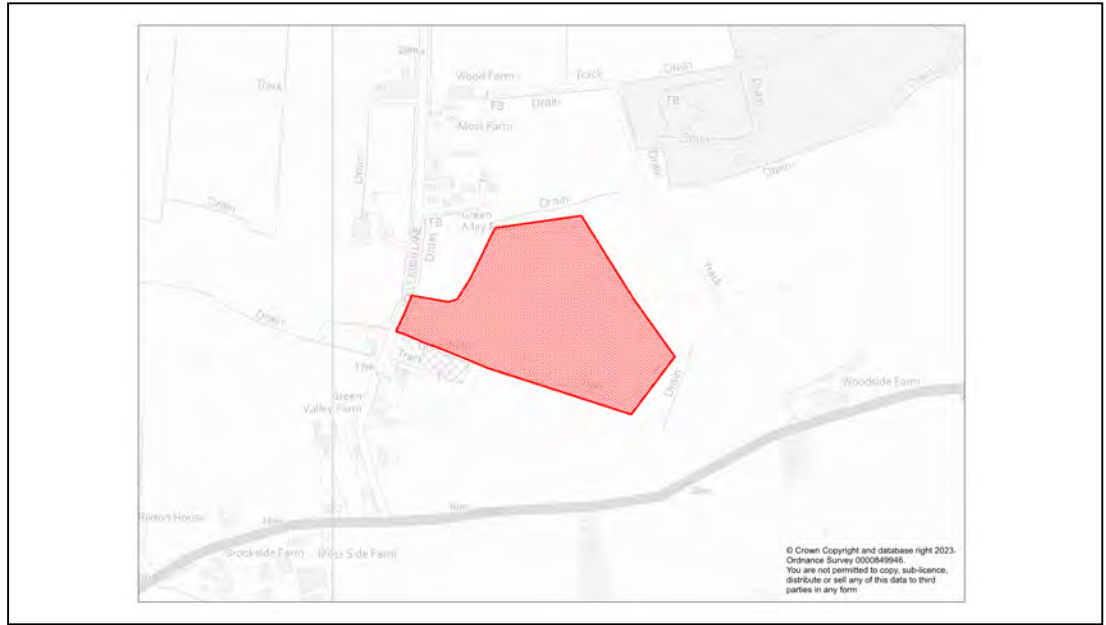
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
------------------------	---------------------------

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington’s Green Belt to evaluate whether there are appropriate locations for future development.

Concluding Recommendation: Constrained

Site Name: Land north of Smithy Brow
Site Address: Smithy Brow, Croft, WA3 7BY
Ward: Culcheth, Glazebury & Croft
Existing Use: Agriculture

Gross Site Area (Ha): 6.49

Net Developable Site Area (Ha): 4.8675

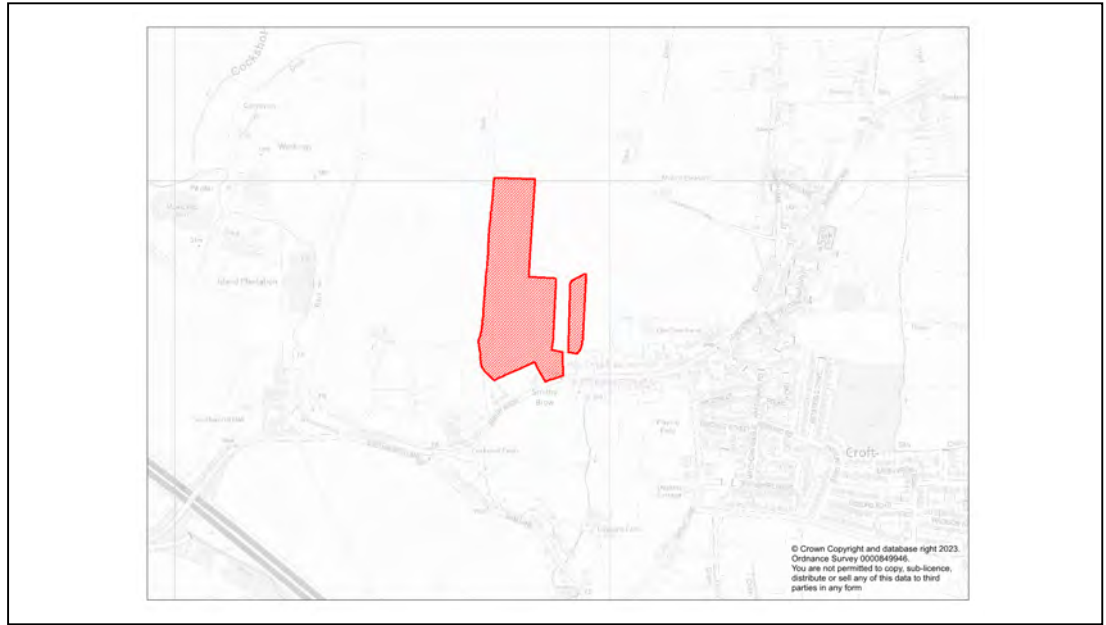
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land south of Stockport Road
Site Address: Stockport Road, Thelwall, WA4 2TJ
Ward: Lymm North & Thelwall
Existing Use: Agriculture

Gross Site Area (Ha): 0.82 **Net Developable Site Area (Ha):** 0.738

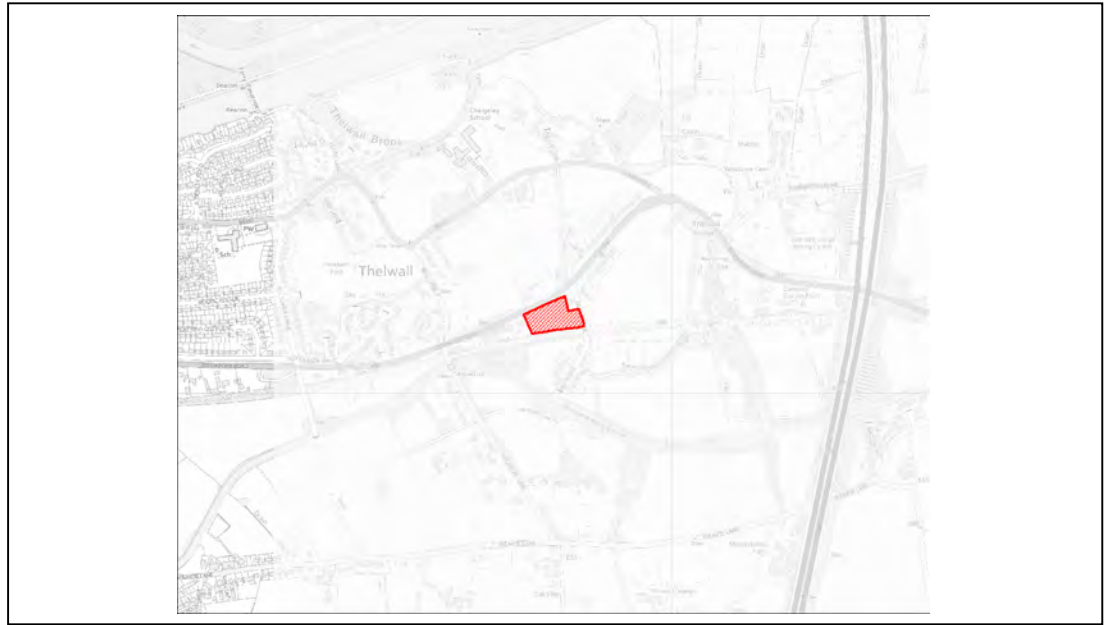
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land SE of Stretton Road
Site Address: Stretton Road, Appleton, WA4 4TB
Ward: Appleton
Existing Use: Residential Curtilage & Agriculture

Gross Site Area (Ha): 5.32 **Net Developable Site Area (Ha):** 3.99

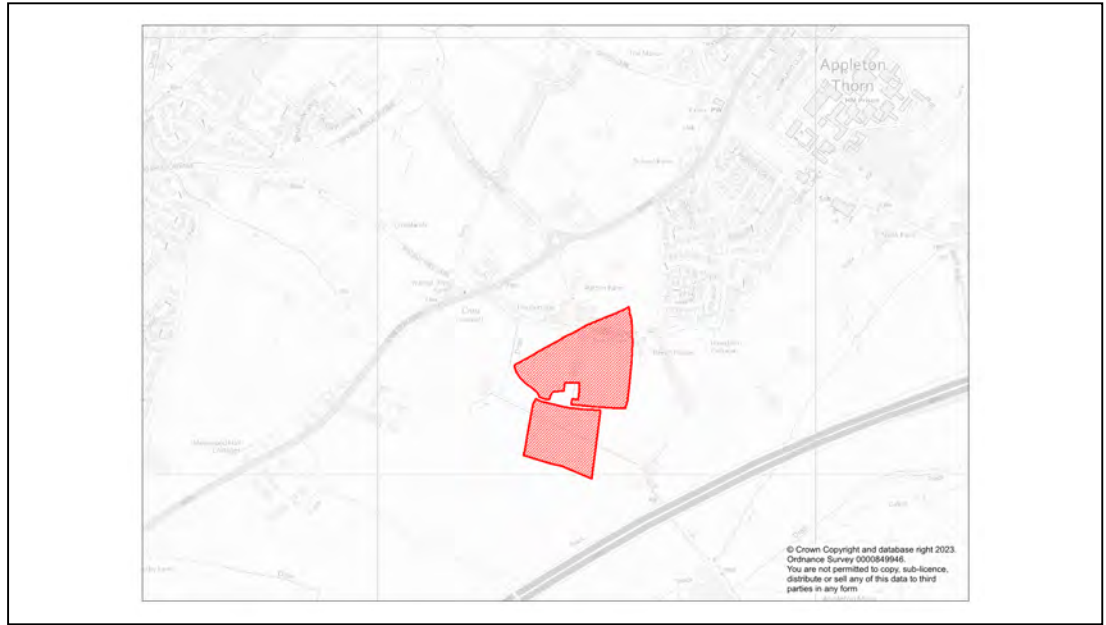
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF/PDL

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land North of Townfield Lane (Hollins Park Country Club)
Site Address: Townfield Lane, Winwick, WA2 8TE
Ward: Burtonwood & Winwick
Existing Use: Recreation Club and car park

Gross Site Area (Ha): 1	Net Developable Site Area (Ha): 0.9
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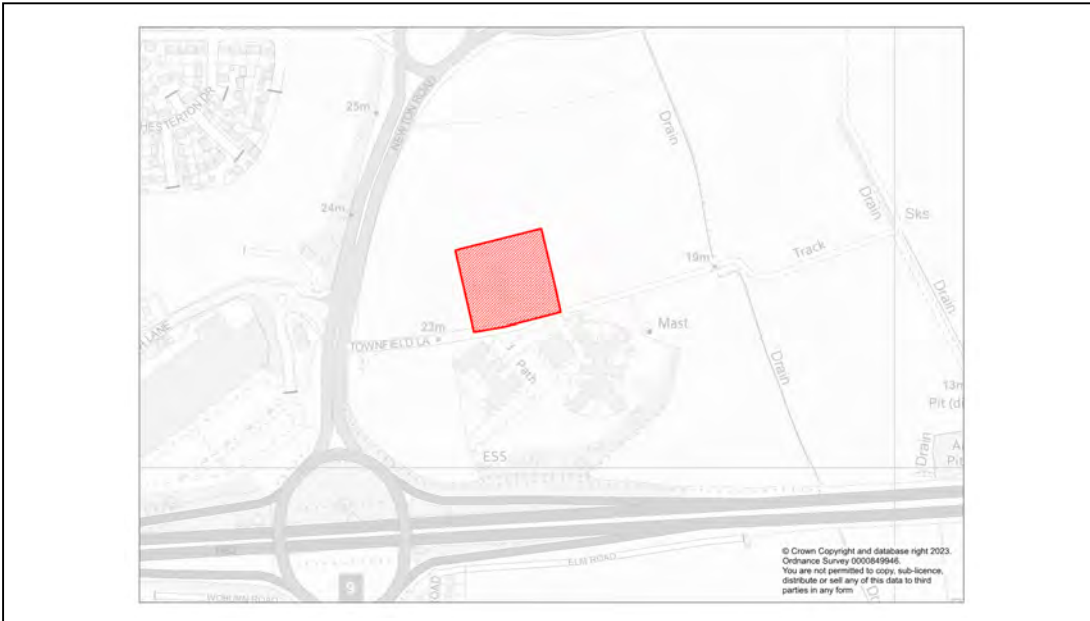
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: PDL
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Suitable: Yes
Comments: Whilst, the site is within the Green Belt, there is potential for some development in compliance with the provisions of appropriate development as defined by para 154 of the NPPF.

Available: Yes
Comments: Site is in single ownership and is being promoted as a development opportunity by the landowner so is evidently available.

Achievable: No
Comments: Trend information, including the recent monitoring returns, suggests that the potential associated with PDL redevelopment schemes in the Green Belt is likely to be realised in the short or medium-term. However, there do not appear to be any firm proposals for the site and there has been no detailed assessments undertaken to establish the extent of development that would conform to paragraph 154 of the NPPF. The site is therefore not considered to be achievable at the current time.



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: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land S of Townsfield Lane
Site Address: Townsfield Lane, Winwick, WA2 8TR
Ward: Burtonwood & Winwick
Existing Use: Agriculture

Gross Site Area (Ha): 1.72 **Net Developable Site Area (Ha):** 1.548

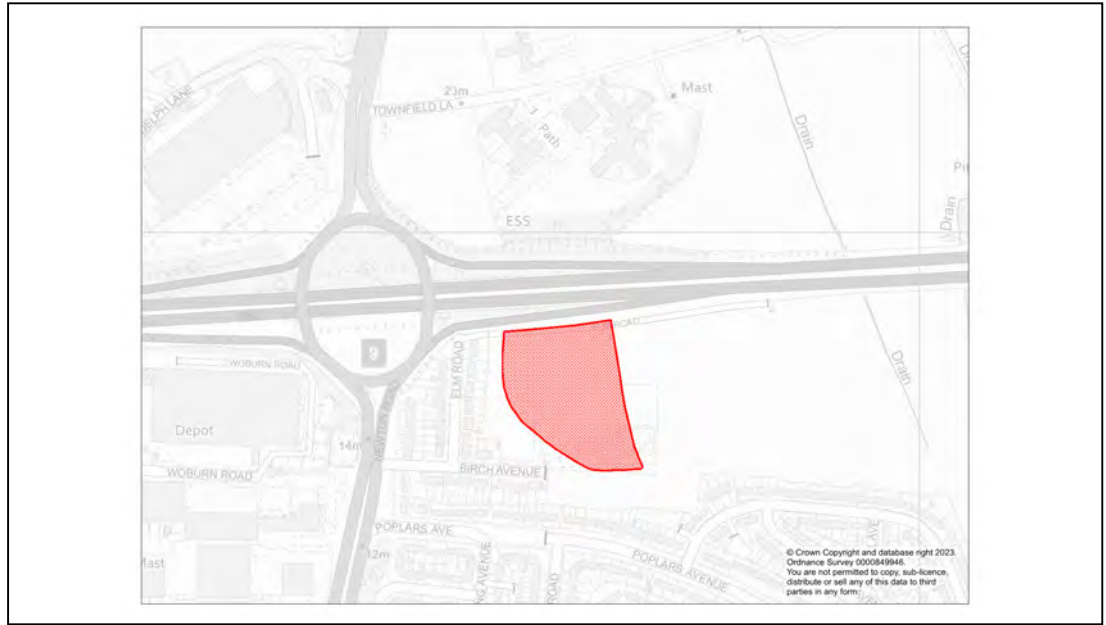
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at Arley Road
Site Address: Arley Road, Stretton, WA4 4RR
Ward: Grappenhall
Existing Use: Agriculture

Gross Site Area (Ha): 1.37 **Net Developable Site Area (Ha):** 1.233

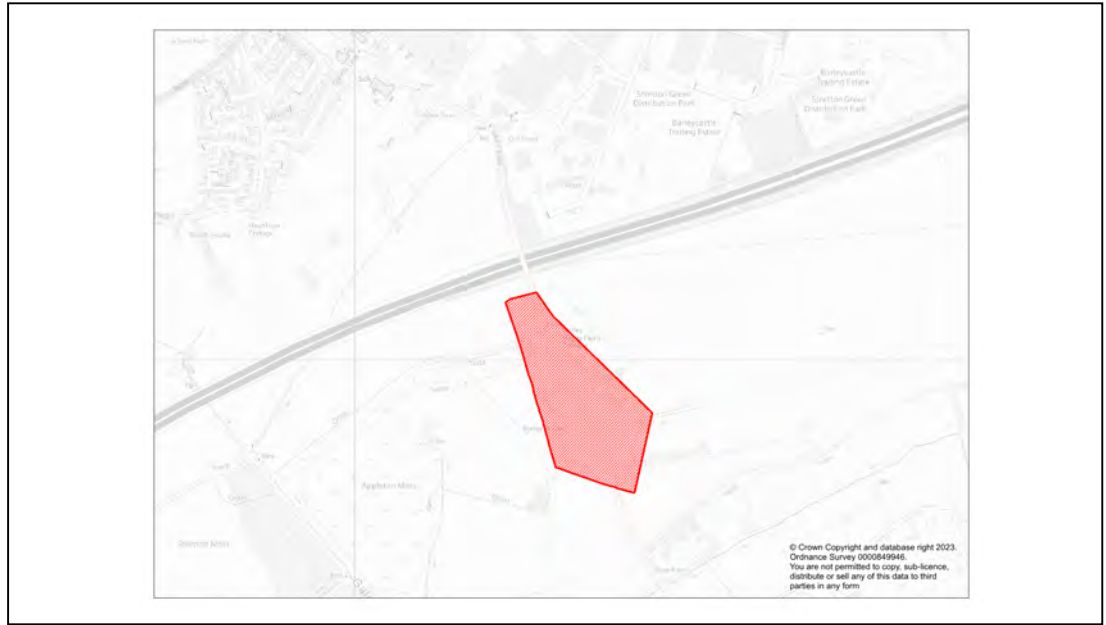
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land to N & S of Hurst Lane
Site Address: Hurst Lane, Glazebury, WA3 5LS
Ward: Culcheth, Glazebury & Croft
Existing Use: Sports Pitch

Gross Site Area (Ha): 2.09	Net Developable Site Area (Ha): 1.5675
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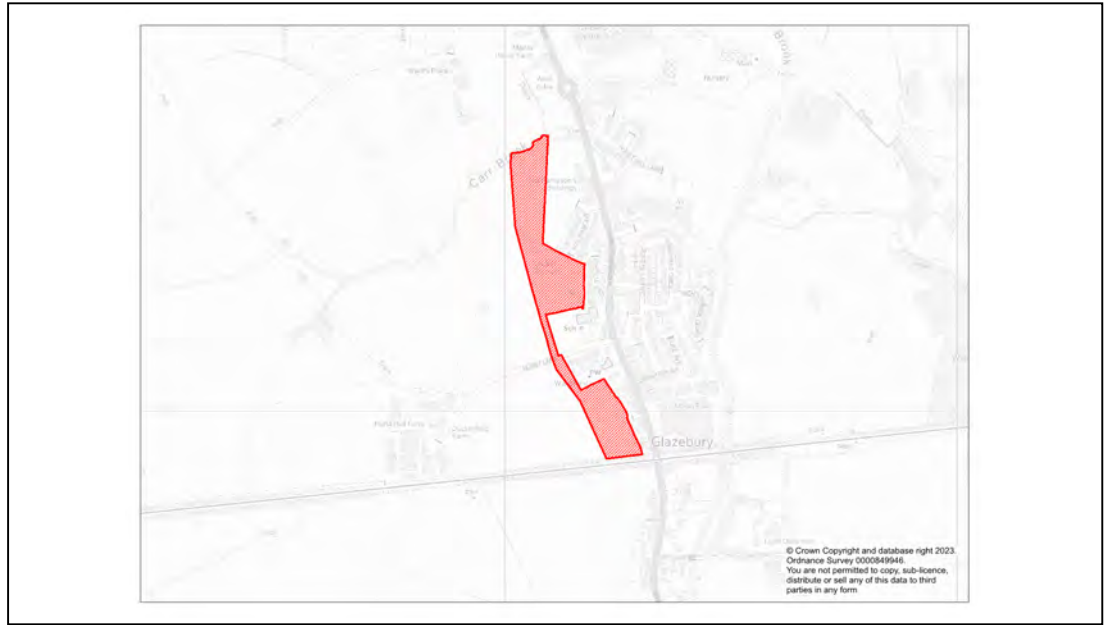
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
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Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who is promoting the site through a recent Call for Sites submission. It is therefore evidently available.

Achievable: No
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. However, the Local Plan Review has concluded that the site should be retained in the Green Belt. Therefore, the site cannot be considered available for development at the current time and hence achievability is considered to be constrained.



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land off Hollins Lane
Site Address: Hollins Lane, Winwick, WA2 8SF
Ward: Burtonwood & Winwick
Existing Use: Agriculture

Gross Site Area (Ha): 6.37	Net Developable Site Area (Ha): 4.7775
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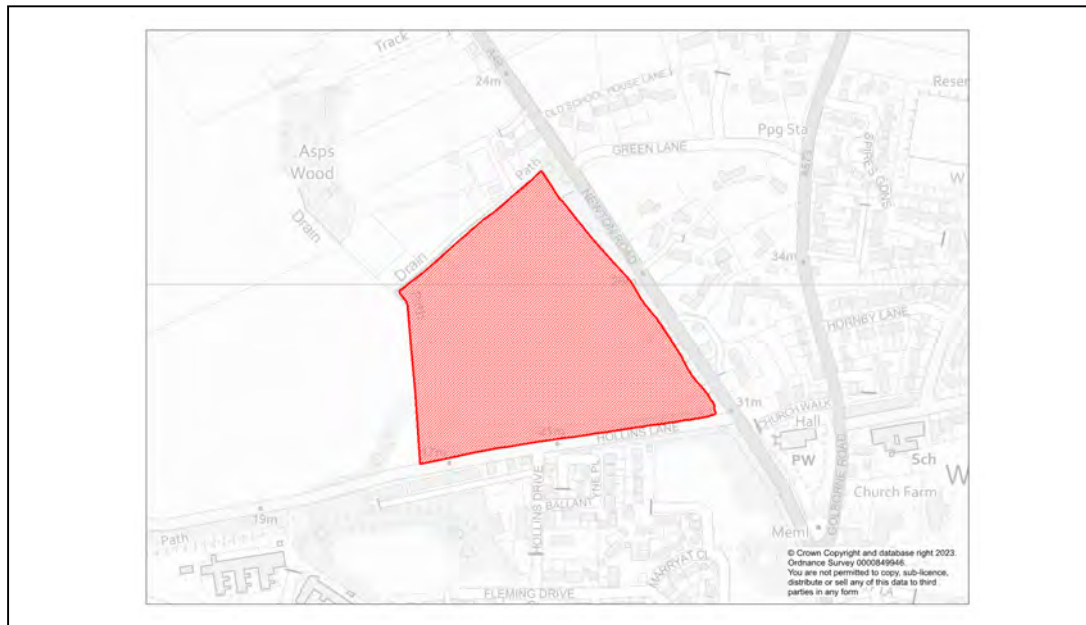
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
------------------------	---------------------------

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land adjacent of Lymm Rugby Club
Site Address: Crouchley Lane, Lymm, WA13 0AN
Ward: Lymm South
Existing Use: Agriculture

Gross Site Area (Ha): 8.33	Net Developable Site Area (Ha): 6.2475
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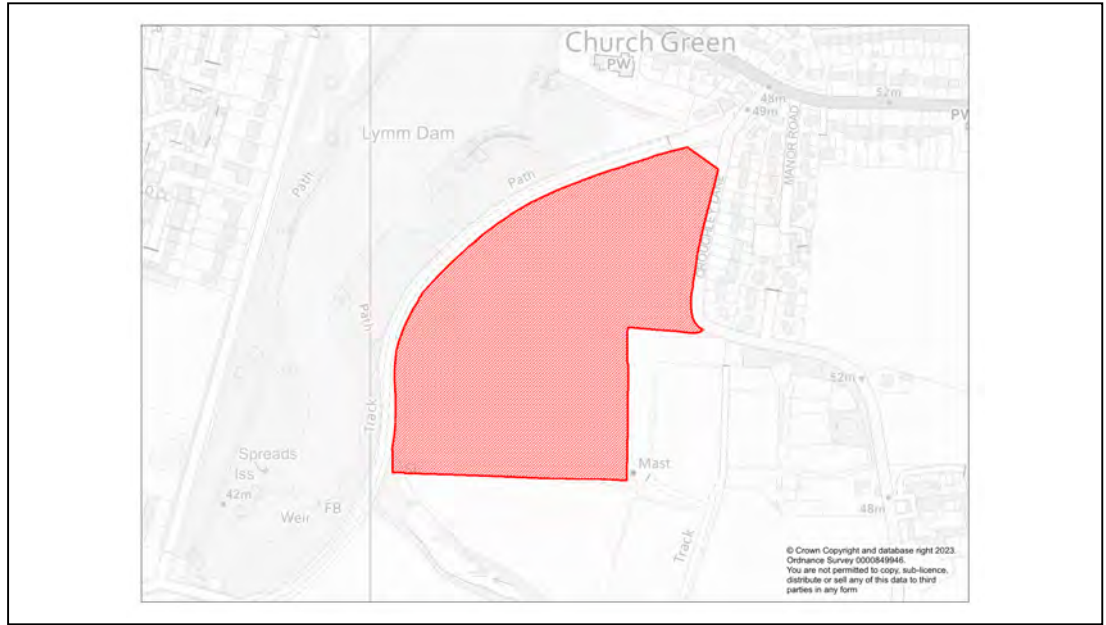
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
------------------------	---------------------------

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at Joy Lane
Site Address: Joy Lane, Burtonwood, WA5 4DF
Ward: Burtonwood & Winwick
Existing Use: Agriculture

Gross Site Area (Ha): 13.57 **Net Developable Site Area (Ha):** 10.1775

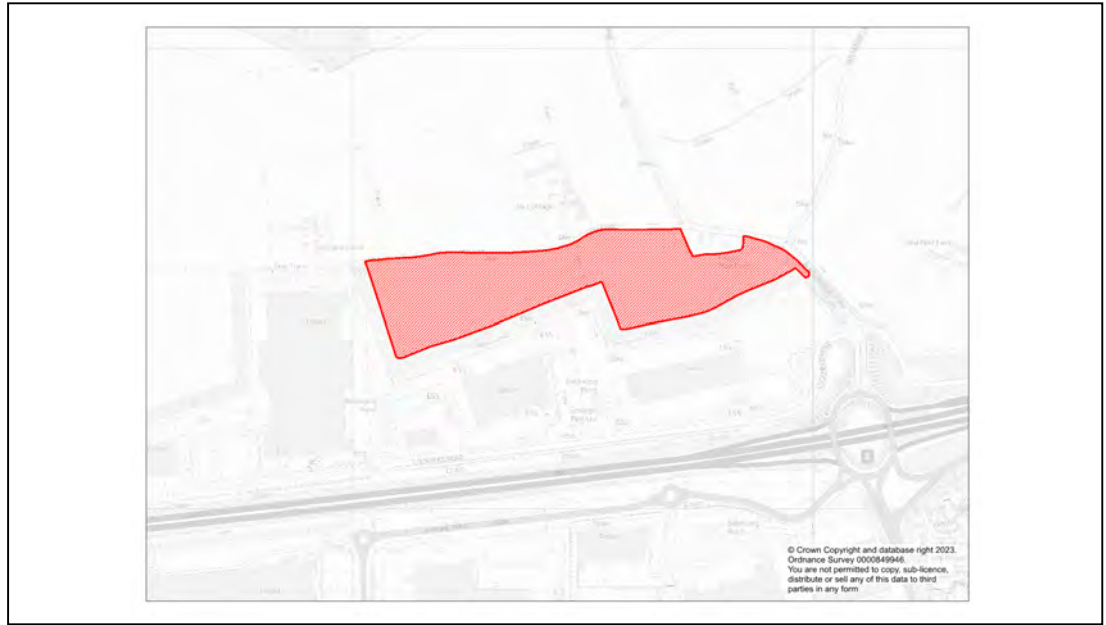
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land N of Longbutt Lane
Site Address: Longbutt Lane, Lymm, WA13 0QX
Ward: Lymm South
Existing Use: Agriculture

Gross Site Area (Ha): 11.06	Net Developable Site Area (Ha): 8.295
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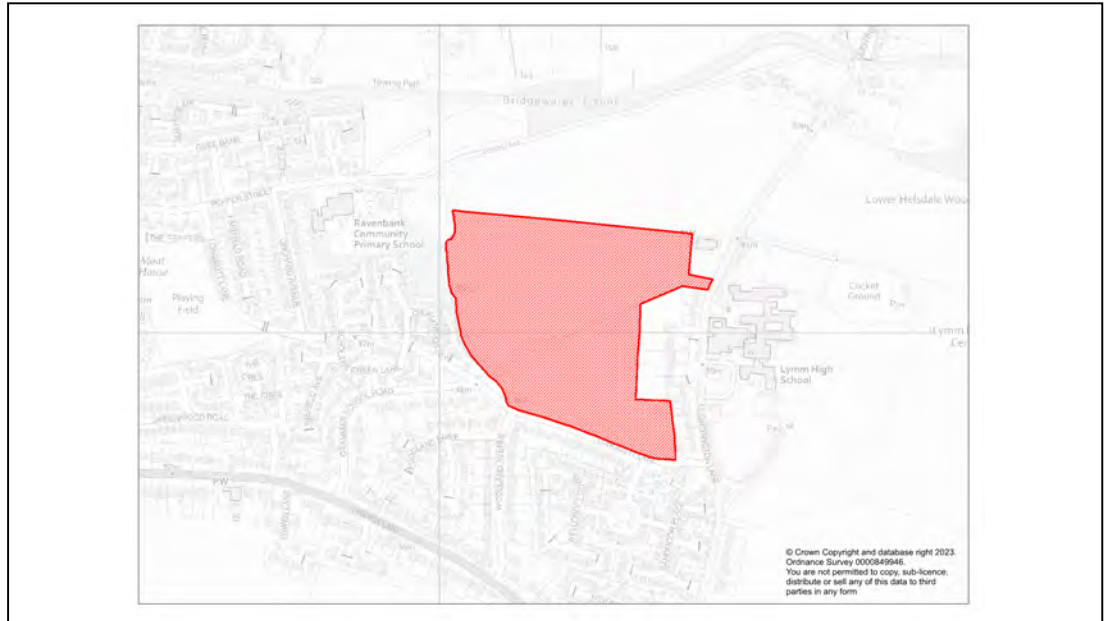
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
------------------------	---------------------------

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land east of Burford Lane
Site Address: Burford Lane, Lymm, WA13 0SJ
Ward: Lymm South
Existing Use: Agriculture

Gross Site Area (Ha): 17.02 **Net Developable Site Area (Ha):** 12.765

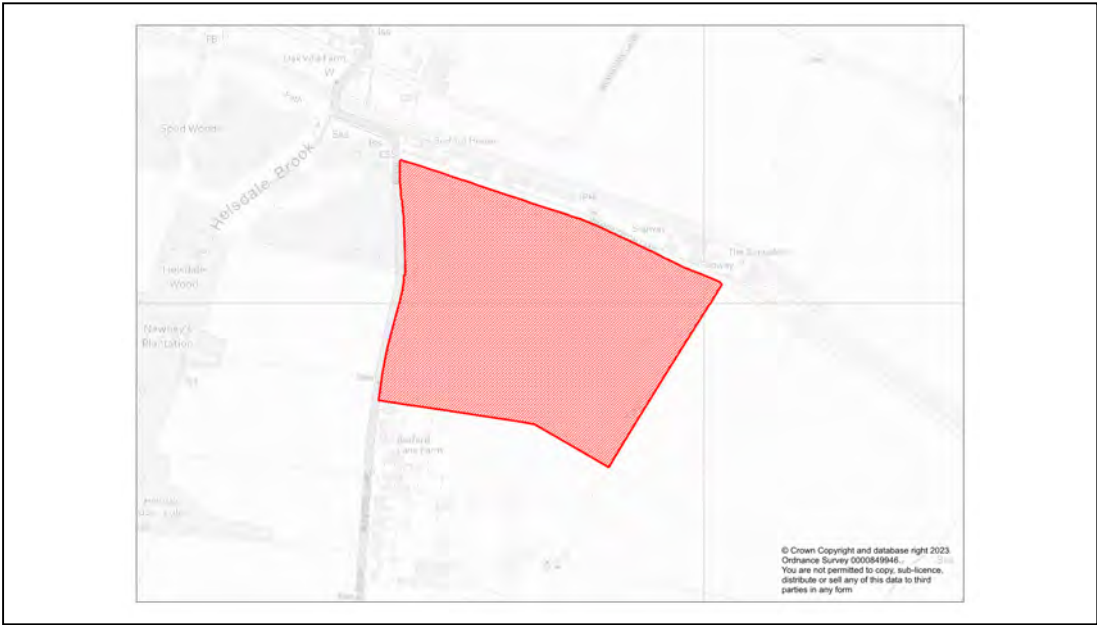
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at Bradshaw Lane
Site Address: Bradshaw Lane, Lymm, WA13 9JW
Ward: Lymm South
Existing Use: Agriculture

Gross Site Area (Ha): 14.68	Net Developable Site Area (Ha): 11.01
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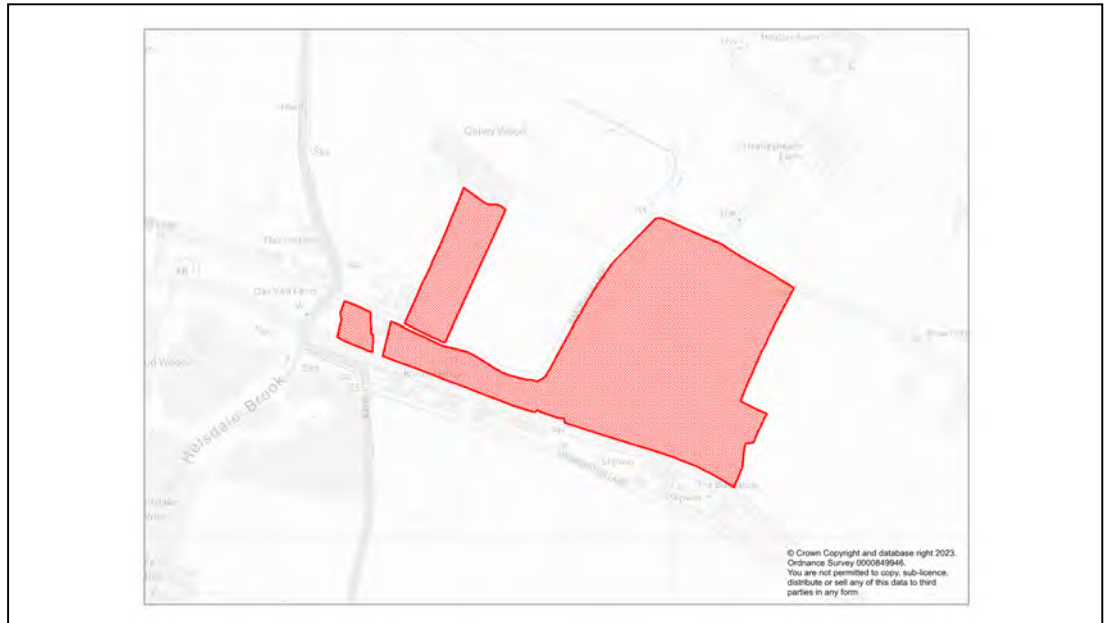
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
------------------------	---------------------------

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land south of Hatton Lane
Site Address: Hatton Lane, Hatton, WA4 4BZ
Ward: Appleton
Existing Use: Agriculture

Gross Site Area (Ha): 3.15 **Net Developable Site Area (Ha):** 2.3625

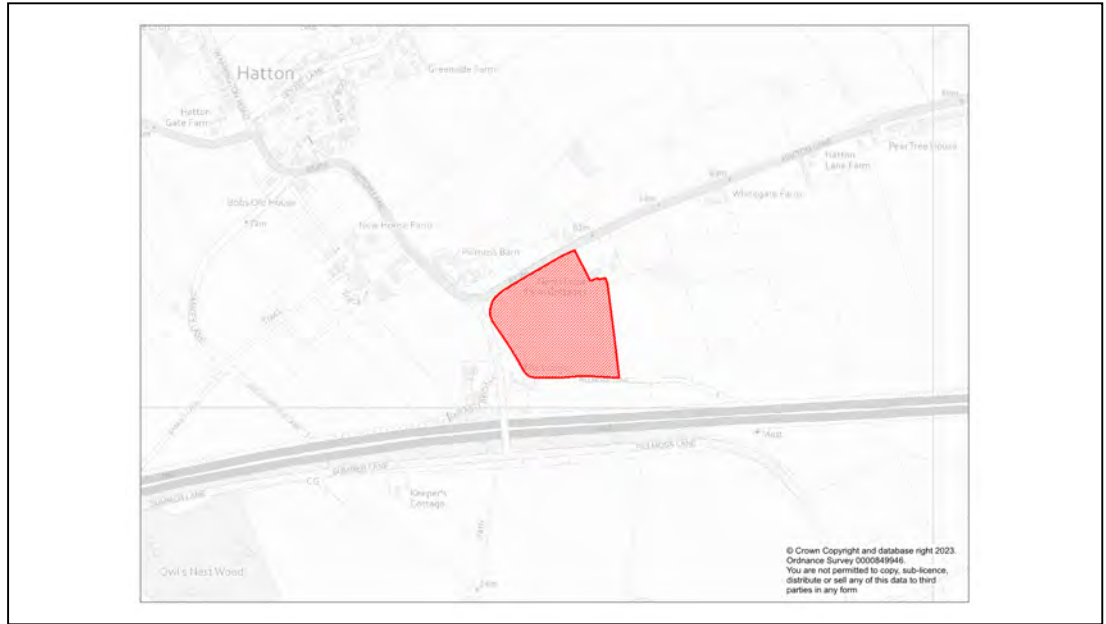
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Glazebury Depot
Site Address: Wilton Lane, Culcheth
Ward: Culcheth, Glazebury & Croft
Existing Use: Explosives Ordnance Depot

Gross Site Area (Ha): 20.04 **Net Developable Site Area (Ha):** 15.03

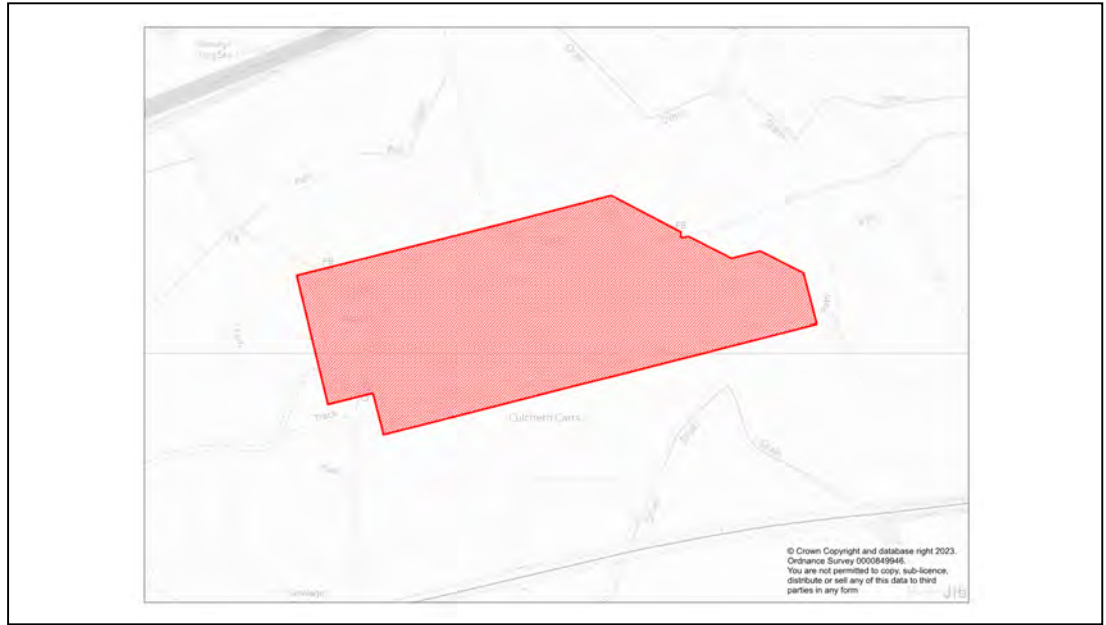
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF/PDL

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Wider land north of Culcheth
Site Address: Wilton Lane, Culcheth
Ward: Culcheth, Glazebury & Croft
Existing Use: Explosives Ordnance Depot & Agricultural

Gross Site Area (Ha): 108.59

Net Developable Site Area (Ha): 81.4425

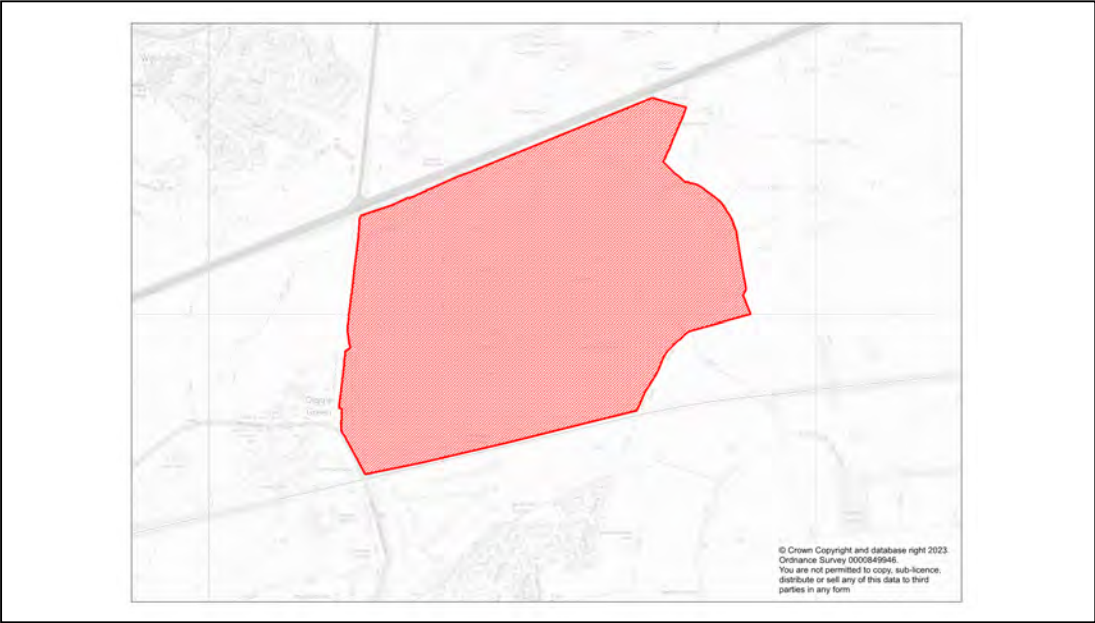
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF/PDL

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land east of Heath Lane
Site Address: Heath Lane, Croft, WA3 7DJ
Ward: Culcheth, Glazebury & Croft
Existing Use: Agriculture

Gross Site Area (Ha): 3.35

Net Developable Site Area (Ha): 2.5125

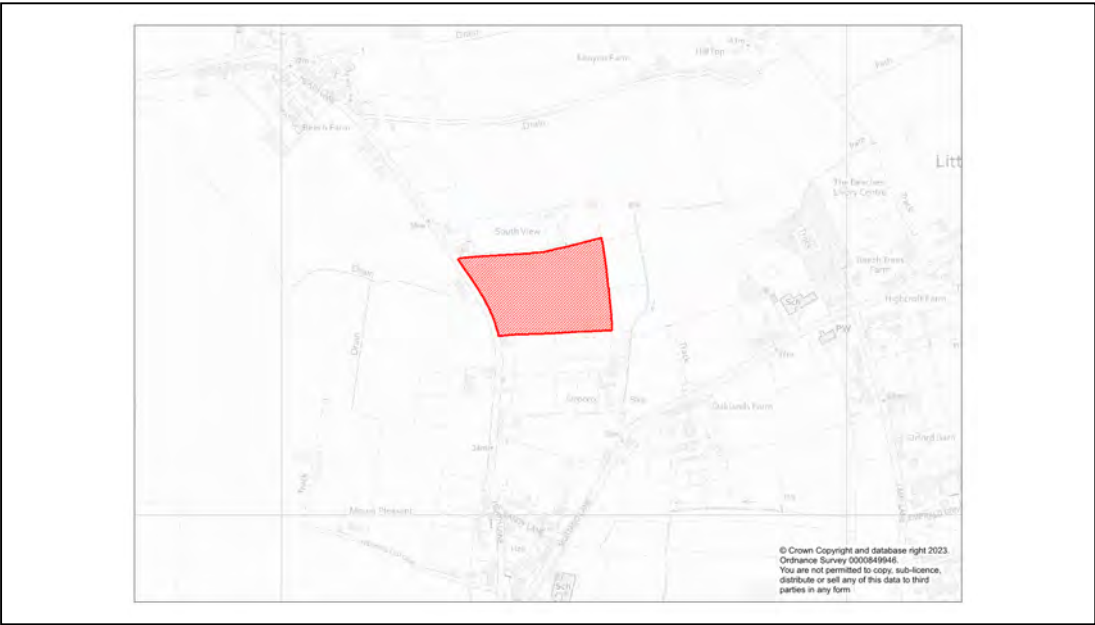
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at Heathercroft Stud
Site Address: Decons Close, Croft, WA3 7EN
Ward: Culcheth, Glazebury & Croft
Existing Use: Agricultural Buildings & Farmland

Gross Site Area (Ha): 3.51 **Net Developable Site Area (Ha):** 2.6325

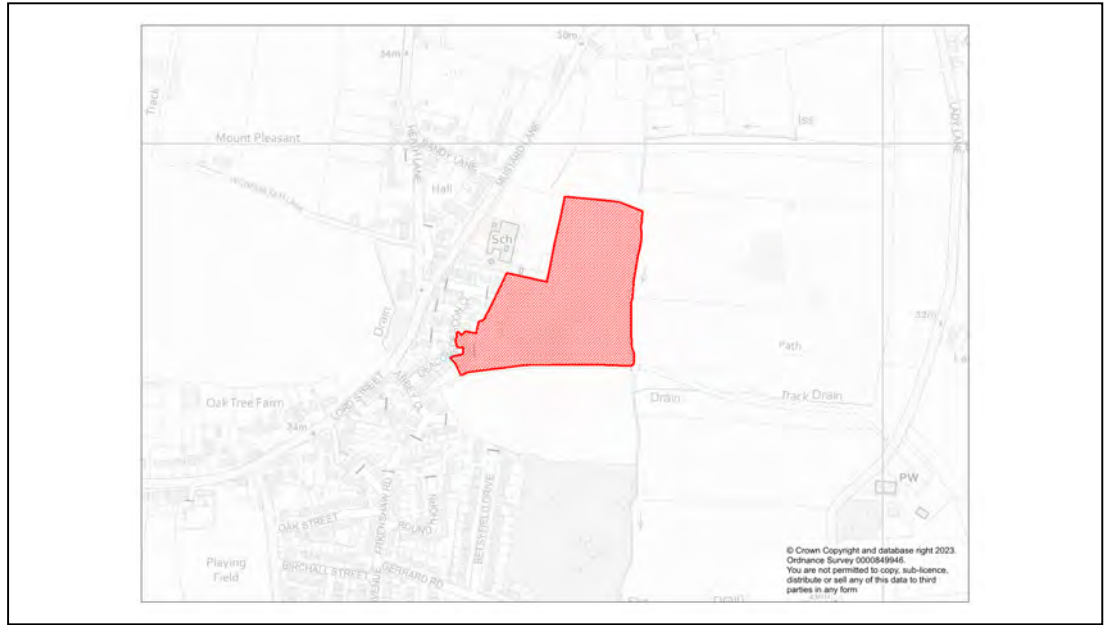
Planning Permission History: 2023/00201/FULM

Green Belt: No **Greenfield/PDL:** GF/PDL

Suitable: Yes
Comments: Site has been removed from the Green Belt and allocated for residential development in the recently adopted Warrington Local Plan 2021/22-2038/39. In addition the site is now subject to a planning application (2023/00201/FULM) that is currently undetermined.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who has promoted the site through the Local Plan review and now a planning application. There has been a DM Committee (18 December 2023) resolution to grant planning per

Achievable: Yes
Comments: The site benefits from an allocation for residential development through the adopted Warrington Local Plan 2021/22-2038/39 and is the subject of a planning application. The Local Plan housing trajectory that was supported by signed Statements of Common Ground with all the developers of the proposed allocation sites identifies the site as being deliverable within 5 years. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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: 90
Residual Net Capacity: 90

Deliverable 2024-2029: 90	
2024/25:	2025/26: 17
2026/27: 35	2027/28: 35
2028/29: 3	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Site is considered suitable, available and achievable due to its allocation in the recently adopted Local Plan and a resolution to grant planning permission. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

Site Name: Land at Warrington Road
Site Address: Warrington Road, Culcheth, WA3 5AE
Ward: Culcheth, Glazebury & Croft
Existing Use: Agriculture

Gross Site Area (Ha): 8.38 **Net Developable Site Area (Ha):** 6.285

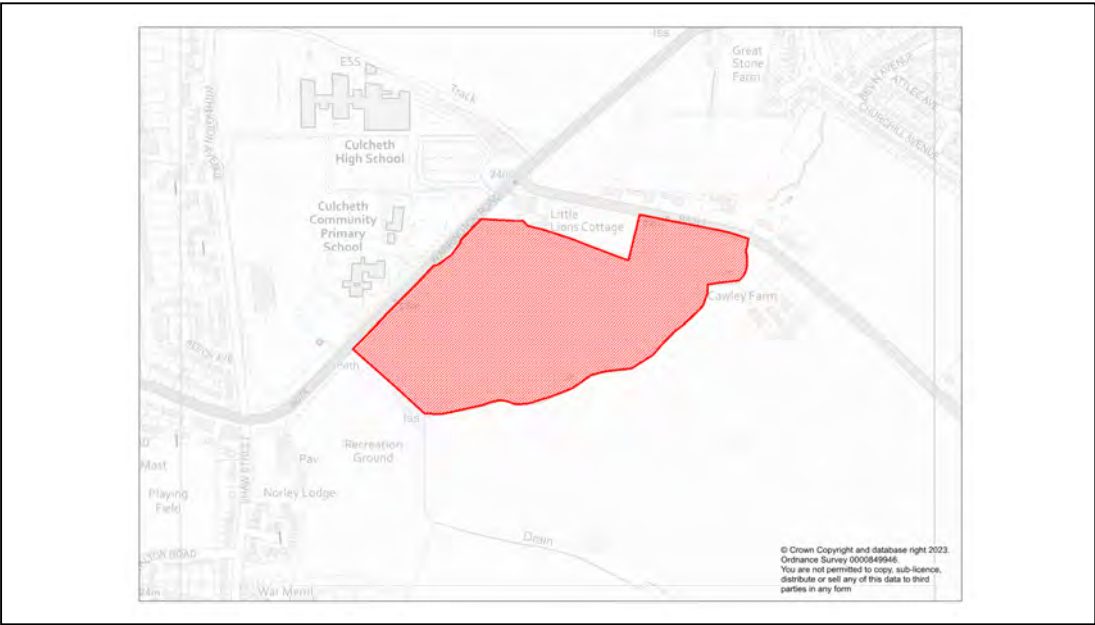
Planning Permission History: 2023/01264/HYB

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site has been removed from the Green Belt and allocated for residential development in the recently adopted Warrington Local Plan 2021/22-2038/39. In addition the site is now subject to a planning application (2023/01264/HYB) that is currently undetermined.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who has promoted the site through the Local Plan review and now a planning application.

Achievable: Yes
Comments: The site benefits from an allocation for residential development through the adopted Warrington Local Plan 2021/22-2038/39 and is the subject of a planning application. The Local Plan housing trajectory that was supported by signed Statements of Common Ground with all the developers of the proposed allocation sites identifies the site as being deliverable within 5 years. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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: 187
Residual Net Capacity: 187

Deliverable 2024-2029: 137	
2024/25:	2025/26:
2026/27: 27	2027/28: 55
2028/29: 55	
Developable 2029-2034: 50	
2029/30: 50	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Site is considered suitable, available and achievable due to its allocation in the recently adopted Local Plan and the submission of a planning application. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

Site Name: Land north of Stone Pit Lane
Site Address: Stone Pit Lane, Croft, WA3 7DS
Ward: Culcheth, Glazebury & Croft
Existing Use: Agriculture

Gross Site Area (Ha): 8.2	Net Developable Site Area (Ha): 6.15
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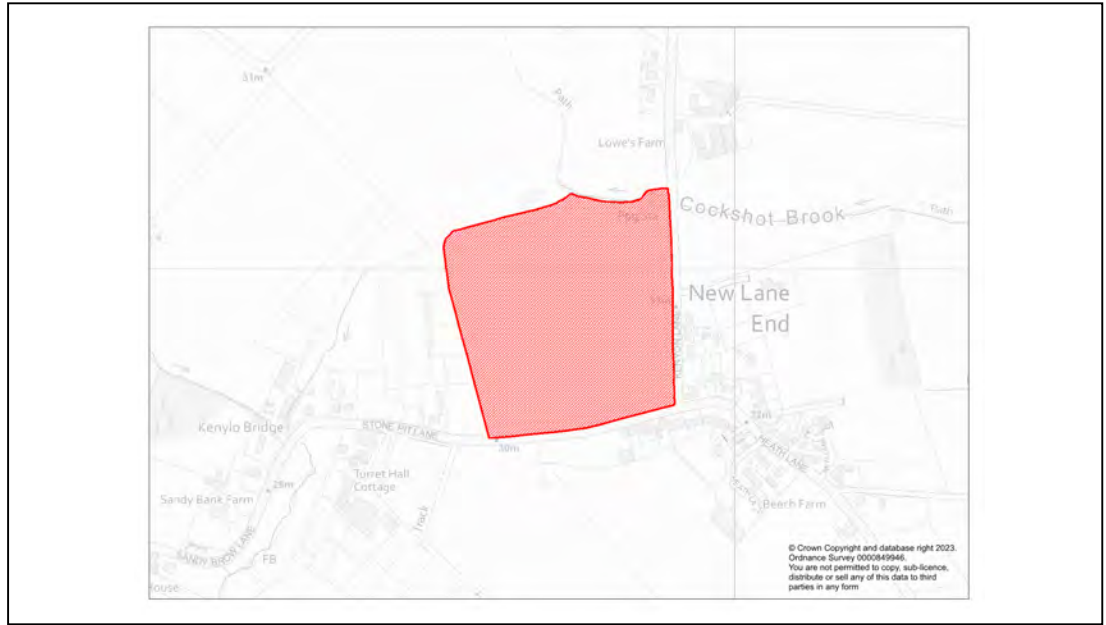
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
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Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land south of Smithy Brow
Site Address: Smithy Brow, Croft, WA3 7DA
Ward: Culcheth, Glazebury & Croft
Existing Use: Agriculture

Gross Site Area (Ha): 3.93

Net Developable Site Area (Ha): 2.9475

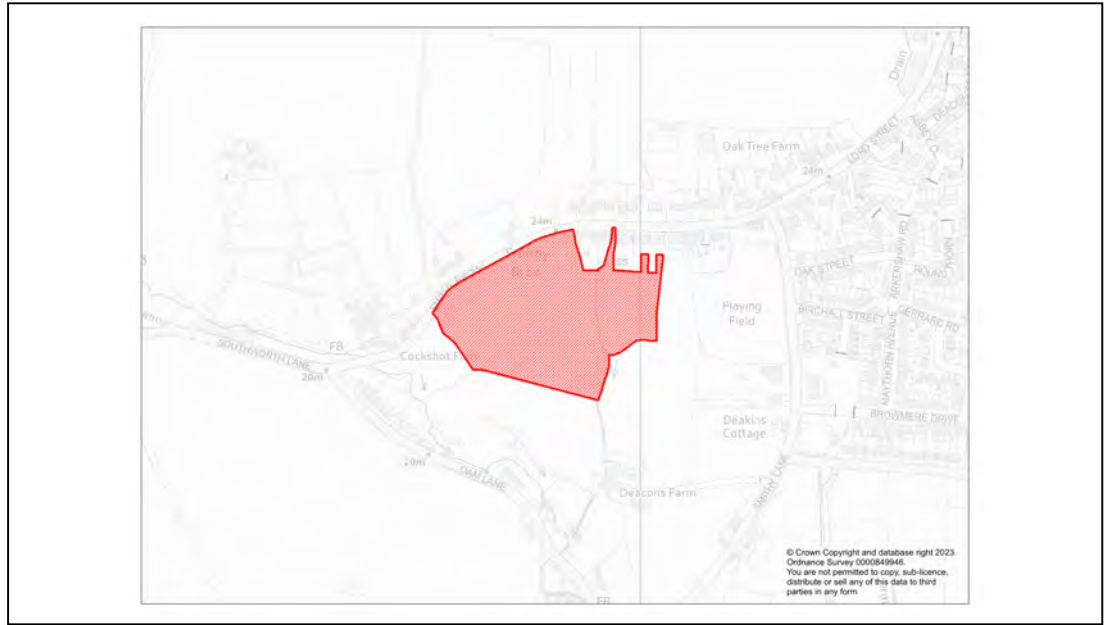
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land south of Westbourne Road and west of Red Lane
Site Address: Red Lane, Appleton, WA4 5AB
Ward: Appleton
Existing Use: Agriculture

Gross Site Area (Ha): 16.64 **Net Developable Site Area (Ha):** 12.48

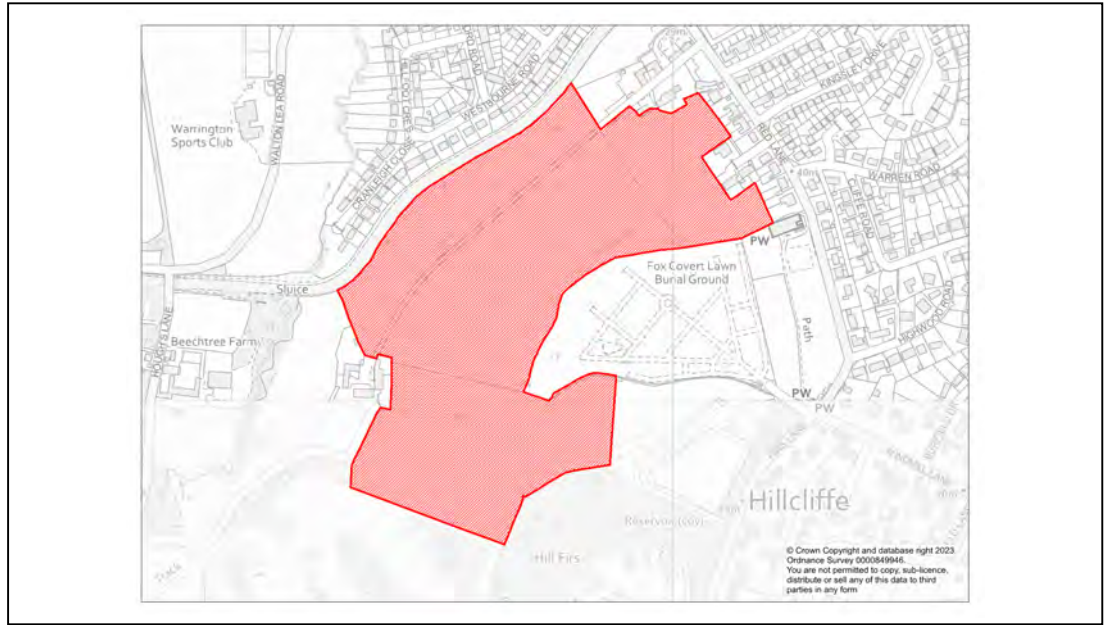
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land adjacent to Glazebrook Lane
Site Address: Glazebrook, WA3 5AX
Ward: Rixton & Woolston
Existing Use: Agricultural / Vacant Land

Gross Site Area (Ha): 23.01 **Net Developable Site Area (Ha):** 17.2575

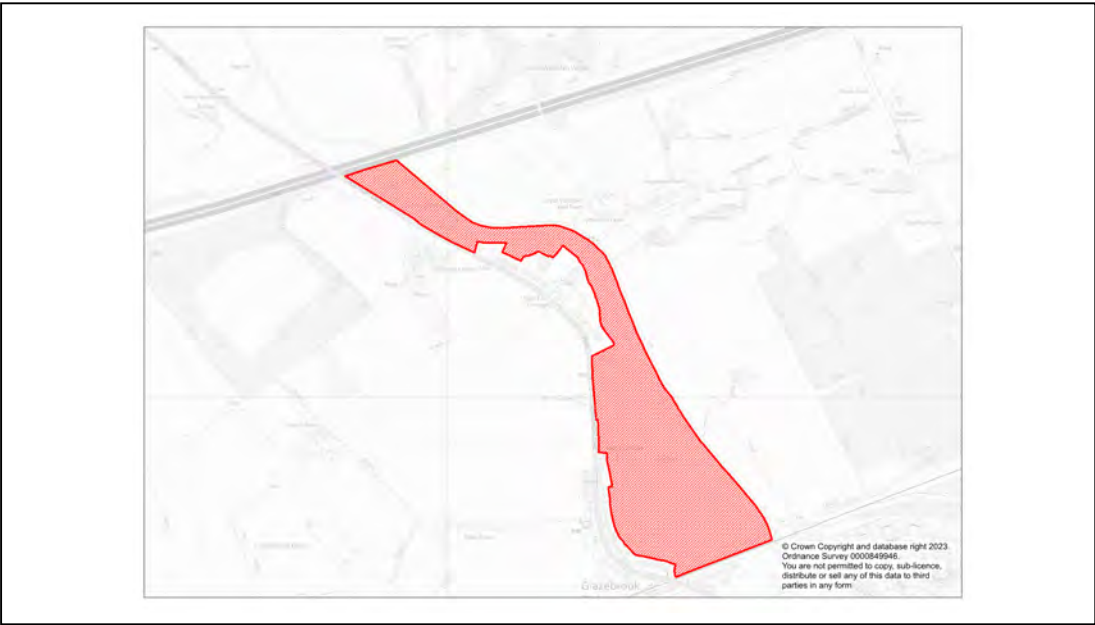
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land north of Higher Lane (A56)
Site Address: Higher Lane, Lymm, WA13 ORG
Ward: Lymm South
Existing Use: Agriculture

Gross Site Area (Ha): 29.12 **Net Developable Site Area (Ha):** 21.84

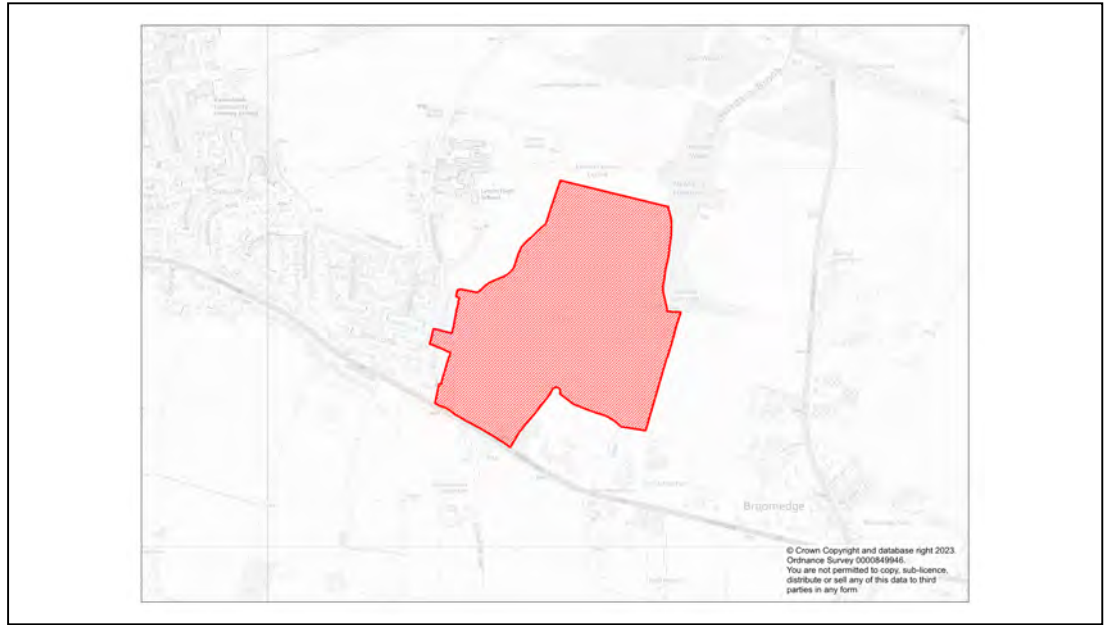
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land south of Lymm Road
Site Address: Grappenhall, WA4 2TP
Ward: Lymm North & Thelwall
Existing Use: Agriculture

Gross Site Area (Ha): 3.87	Net Developable Site Area (Ha): 2.9025
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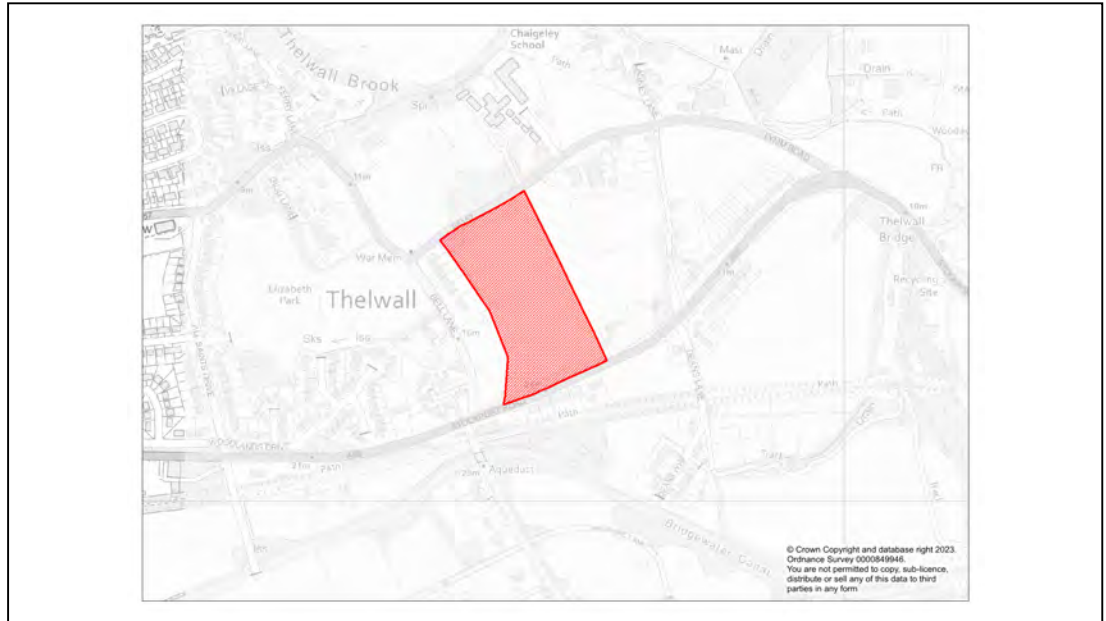
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
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Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Stocks Lane
Site Address: Penketh, WA5 2RN
Ward: Penketh & Cuedley
Existing Use: Agriculture

Gross Site Area (Ha): 30.16 **Net Developable Site Area (Ha):** 22.62

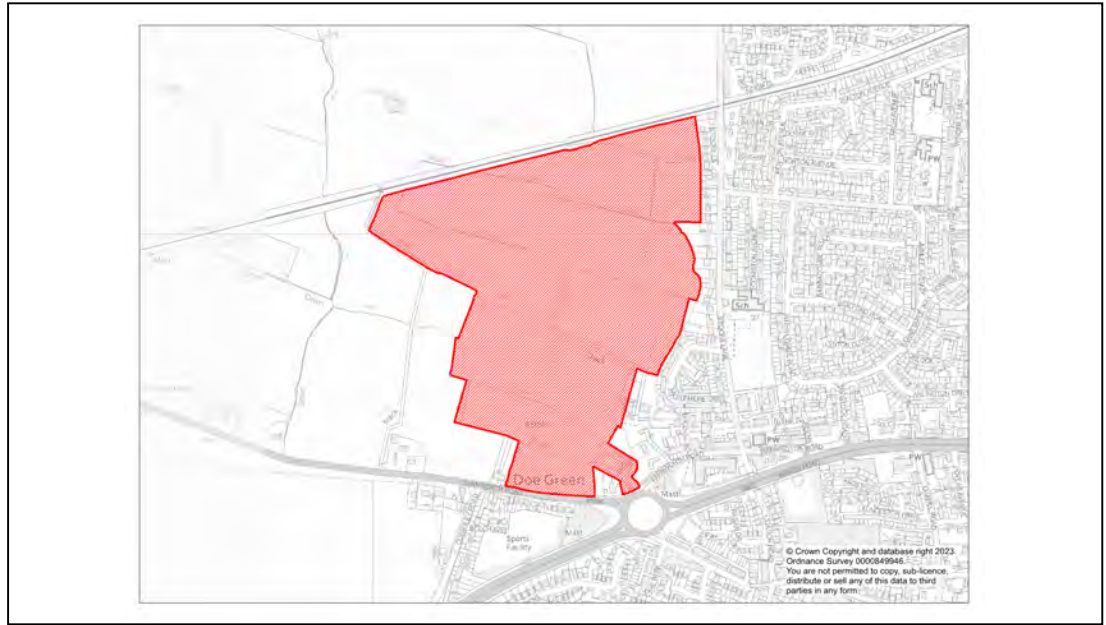
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land SE of Warrington
Site Address: Grappenhall
Ward: Grappenhall
Existing Use: Agricultural

Gross Site Area (Ha): 245.56 **Net Developable Site Area (Ha):** 184.17

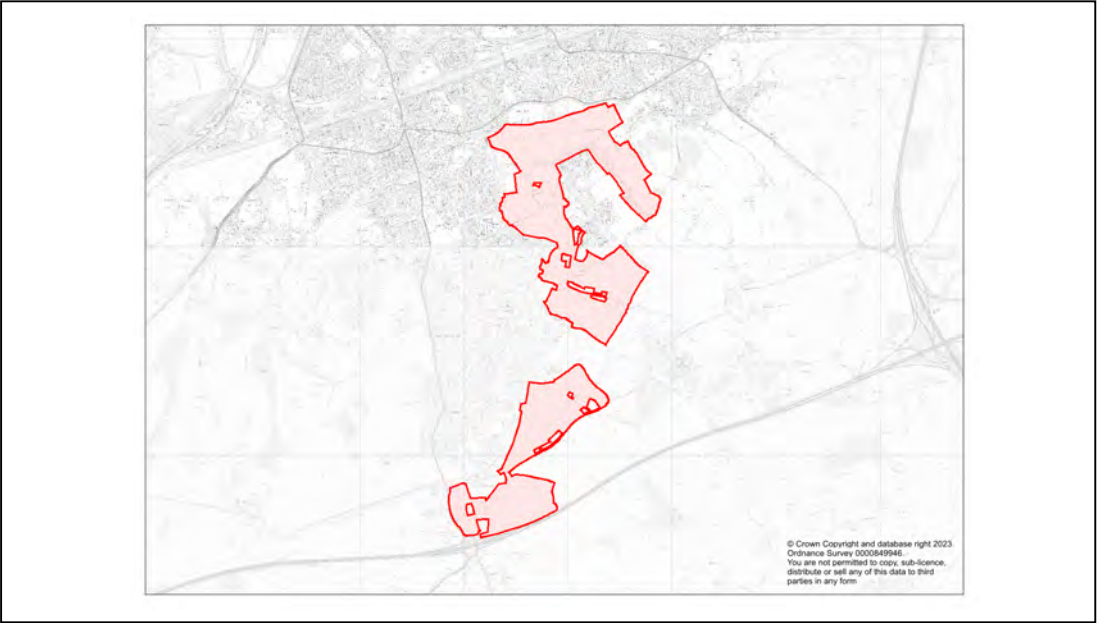
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site has been removed from the Green Belt and allocated for residential development in the recently adopted Warrington Local Plan 2021/22-2038/39. In addition work has now commenced on the Development Framework for the site.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who has promoted the site through the Local Plan review and now through the production of a Development Framework.

Achievable: Yes
Comments: The site benefits from an allocation for residential development through the adopted Warrington Local Plan 2021/22-2038/39 and is the subject of a planning application. The Local Plan housing trajectory that was supported by signed Statements of Common Ground with all the developers of the proposed allocation sites identifies the site as being deliverable within 5 years. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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: 2430
Residual Net Capacity: 2430

Deliverable 2024-2029: 450	
2024/25:	2025/26:
2026/27: 90	2027/28: 180
2028/29: 180	
Developable 2029-2034: 900	
2029/30: 180	2030/31: 180
2031/32: 180	2032/33: 180
2033/34: 180	
Developable 2034-2039: 900	
2034/35: 180	2035/36: 180
2036/37: 180	2037/38: 180
2038/39: 180	
2039+: 180	

Concluding Comments: Site currently benefits from a mixed use residential and employment allocation in the recently adopted Local Plan and the commencement of work on the Development Framework. Capacity is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

Site Name: Land at Reddish Hall Farm
Site Address: Broad Lane, Grappenhall, WA4 3HS
Ward: Grappenhall
Existing Use: Agricultural

Gross Site Area (Ha): 31.35 **Net Developable Site Area (Ha):** 23.5125

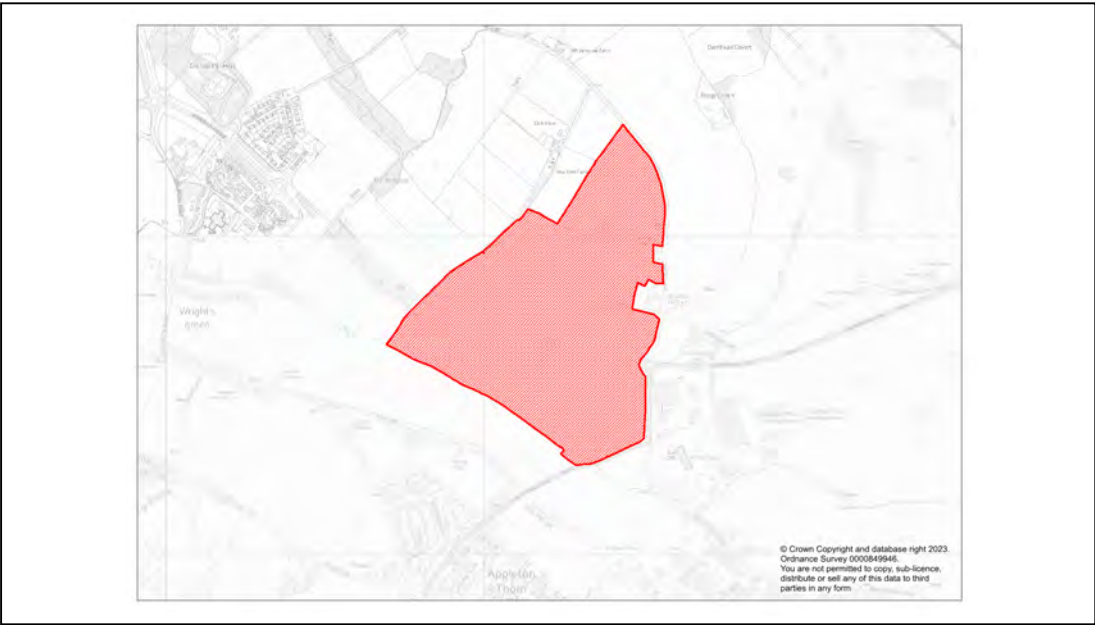
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land off Hatton Lane (Site 1)
Site Address: Hatton Lane, Stretton, WA4 5PJ
Ward: Appleton
Existing Use: Agriculture

Gross Site Area (Ha): 4.5 **Net Developable Site Area (Ha):** 3.375

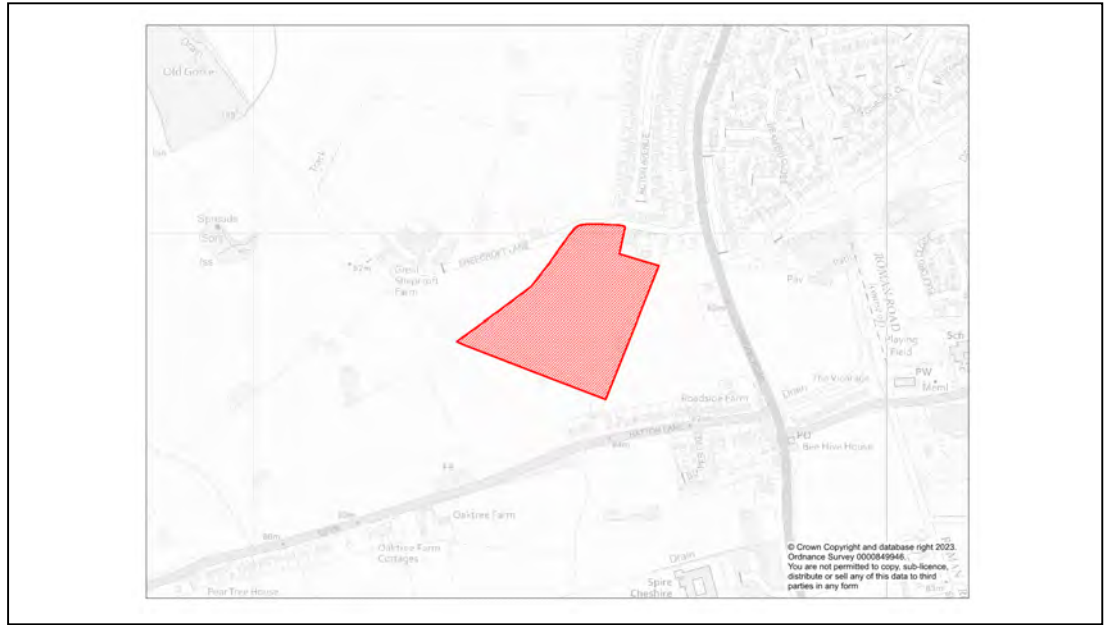
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land off Hatton Lane (Site 2)
Site Address: Hatton Lane, Stretton, WA4 5PJ
Ward: Appleton
Existing Use: Agriculture

Gross Site Area (Ha): 20.06 **Net Developable Site Area (Ha):** 15.045

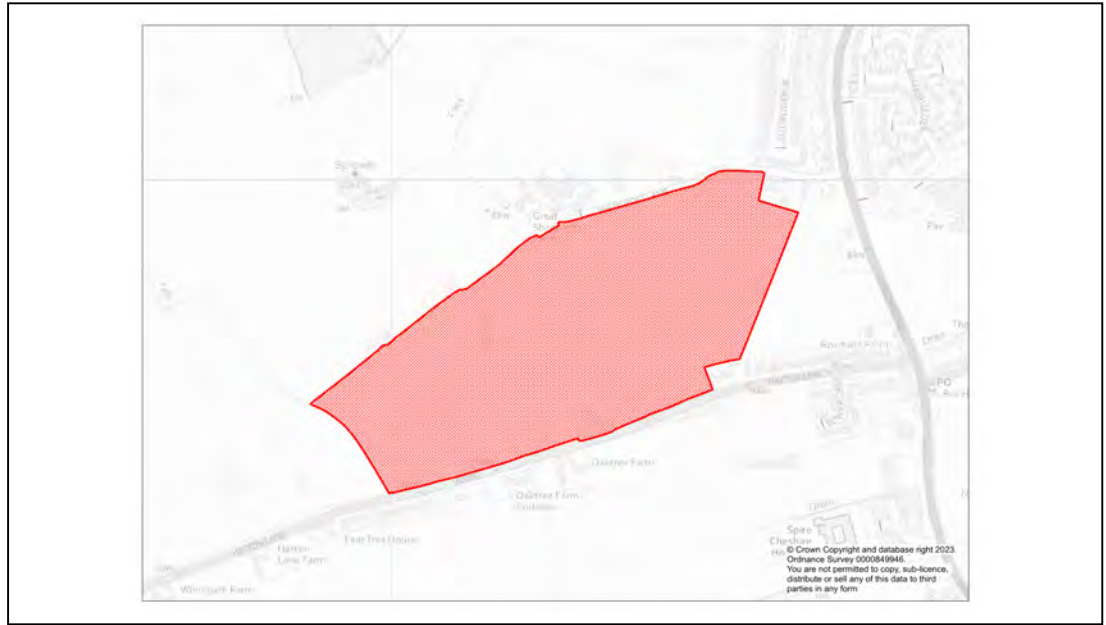
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land west of Delph Farm
Site Address: Delph Lane, Winwick, WA2 8RW
Ward: Burtonwood & Winwick
Existing Use: Agriculture

Gross Site Area (Ha): 15.53 **Net Developable Site Area (Ha):** 11.6475

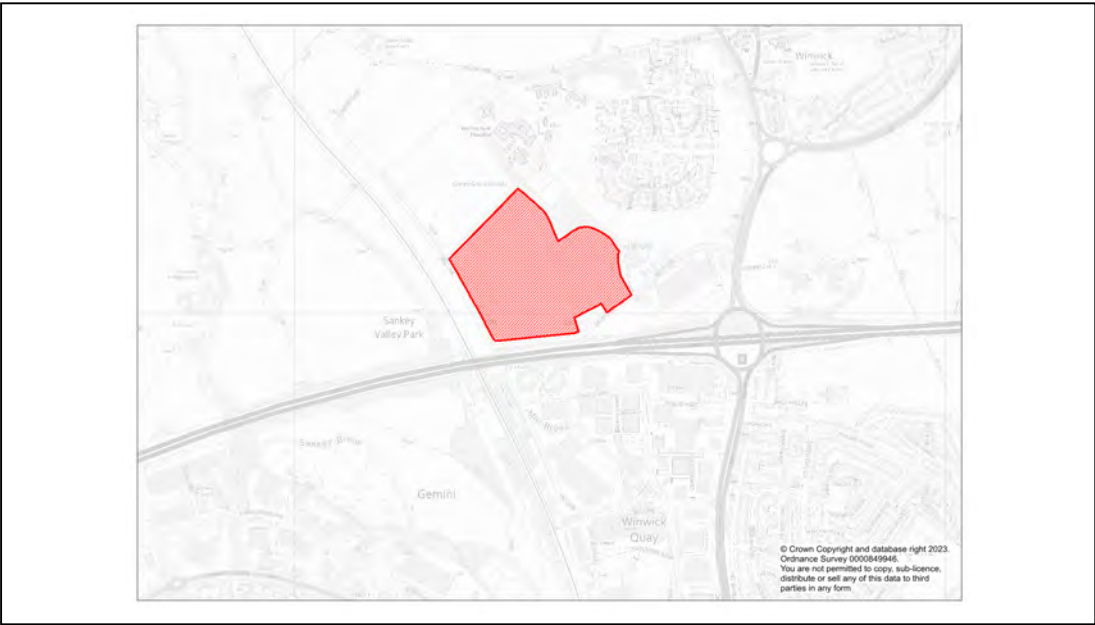
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land N & S of Bank Street and Glazebrook Lane
Site Address: Glazebrook, WA3 5BW
Ward: Rixton & Woolston
Existing Use: Agricultural / Residential

Gross Site Area (Ha): 35.76	Net Developable Site Area (Ha): 26.82
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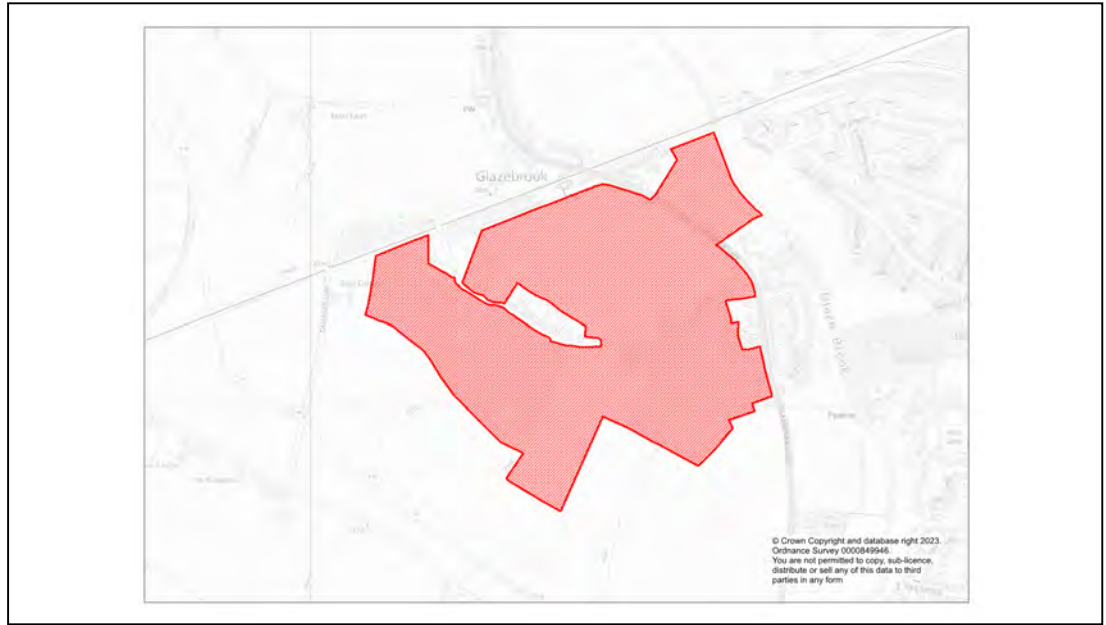
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF/PDL
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Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

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

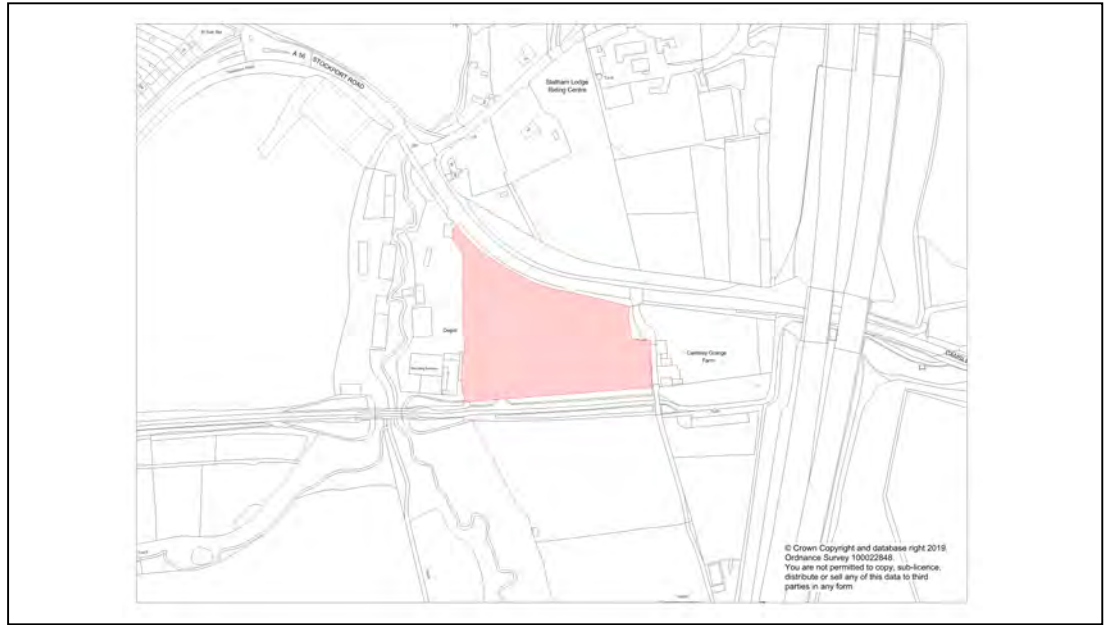
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a relatively sustainable location near to an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who is promoting the site through the Local Plan review. In addition, the site is the subject of recent planning application (2016/29522) to establish lawful uses/buildi

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Trend information, including the recent monitoring returns, suggests that the potential associated with PDL redevelopment schemes in the Green Belt is likely to be realised in the short or medium-term. The site is therefore considered to be developavle in the medium term (6-10 years) in accordance with the definition in the NPPF.



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 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 11	
2029/30:	2030/31:
2031/32: 10	2032/33: 1
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: 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):** 0.465

Planning Permission History: 2017/30306

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site has an extant planning consent. Development has commenced on site. Site is therefore evidently suitable.

Available: Yes
Comments: Planning consent for residential development implemented. Site is therefore evidently available.

Achievable: Yes
Comments: The site benefits from full planning consent and development has commenced on site. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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 2024-2029: 5	
2024/25:	2025/26: 5
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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 East of Heath Lane/North of Sandy Lane
Site Address: Croft
Ward: Culcheth, Glazebury & Croft
Existing Use:

Gross Site Area (Ha): 1.15 **Net Developable Site Area (Ha):**

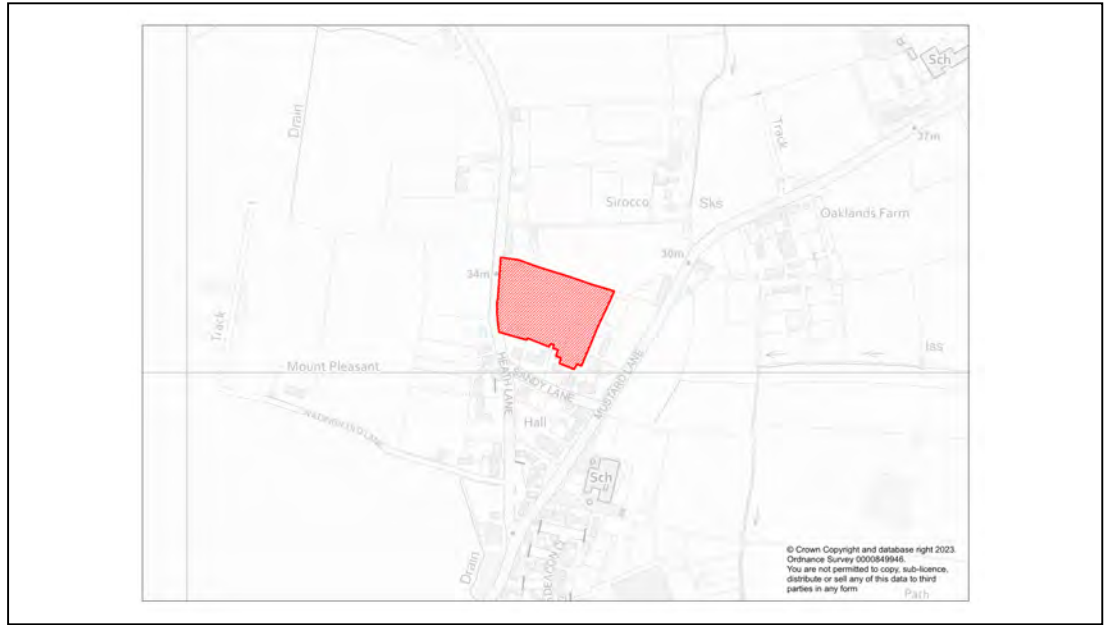
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Heath Lane
Site Address: Croft
Ward: Culcheth, Glazebury & Croft
Existing Use:

Gross Site Area (Ha): 0.66 **Net Developable Site Area (Ha):**

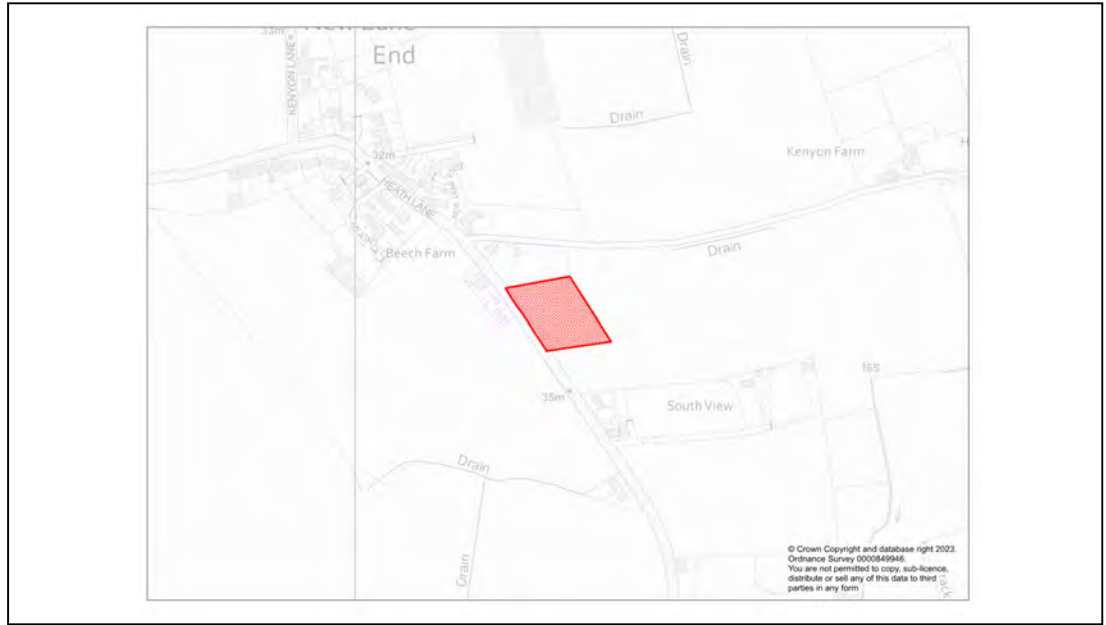
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at 57A Cherry Lane
Site Address: Lymm, WA13 ONU
Ward: Lymm South
Existing Use:

Gross Site Area (Ha): 0.34

Net Developable Site Area (Ha):

Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Riverside Industrial Park
Site Address: Off Station Road, Penketh, WA5 2UL
Ward: Penketh & Cuedley
Existing Use: Storage and Distribution

Gross Site Area (Ha): 1.04	Net Developable Site Area (Ha): 0.936
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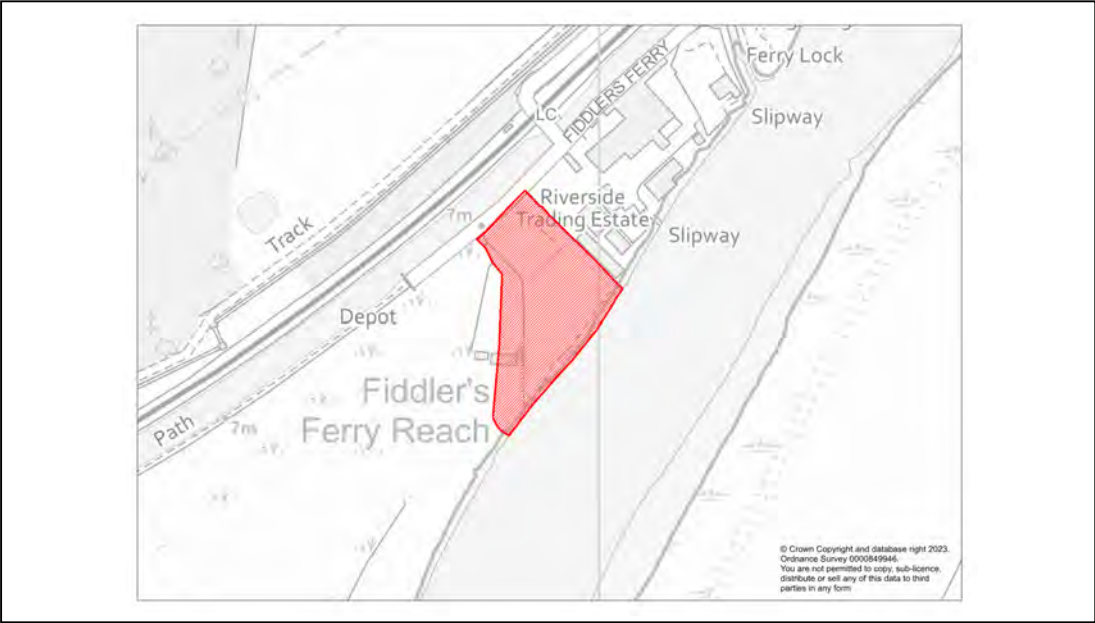
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: PDL
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Suitable: Yes
Comments: There are a number of constraints that have unresolved issues. In addition, as part of the Council's Level 1 SFRA (Apr 2018) this site was screened for the risk of fluvial and surface water flooding and approx 50% of the site was found to be within flood zone 3a. Therefore, until the site has been assessed as part of the Level 2 SFRA it is deemed unsuitable for residential development.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: 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.

Concluding Recommendation: Constrained

Site Name: Massey Brook Farm
Site Address: Massey Brook Lane, Lymm, WA13 0PH
Ward: Lymm North & Thelwall / Lymm South
Existing Use: Agriculture

Gross Site Area (Ha): 30.15	Net Developable Site Area (Ha): 22.6125
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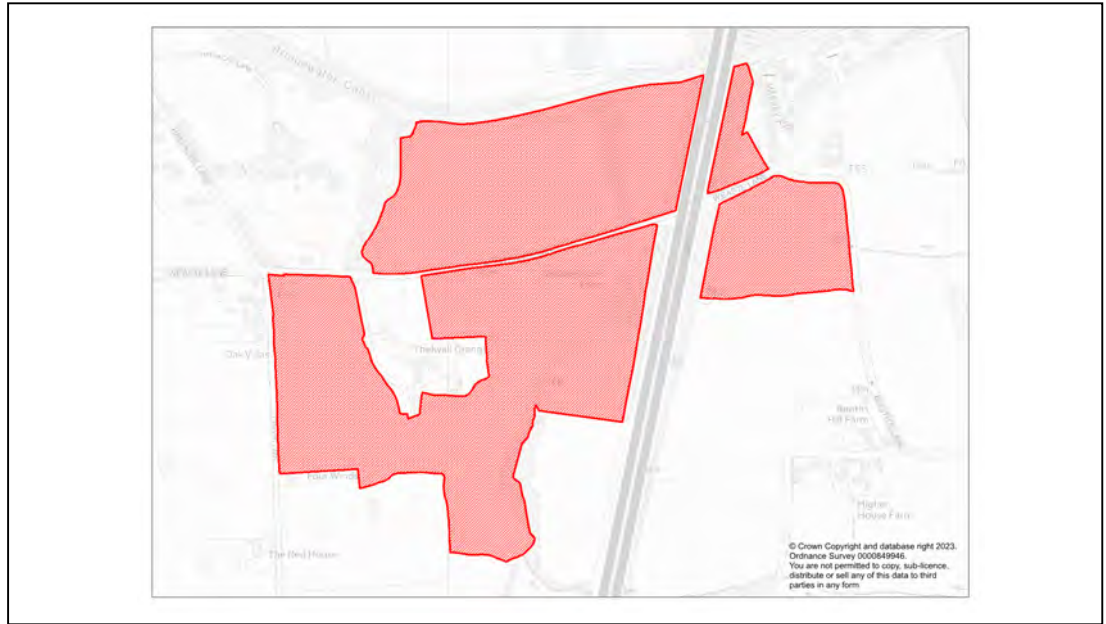
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
------------------------	---------------------------

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land adj Haresfield
Site Address: Stockton Lane, Grappenhall, WA4 3HQ
Ward: Grappenhall
Existing Use: Paddock

Gross Site Area (Ha): 0.67 **Net Developable Site Area (Ha):** 0.603

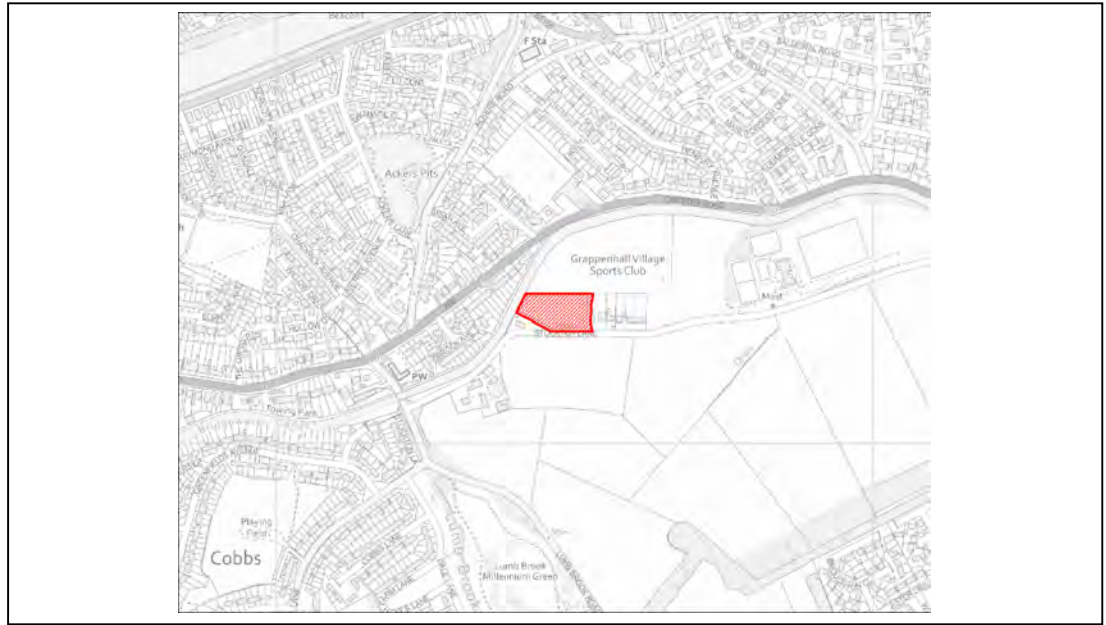
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site has been removed from the Green Belt in the recently adopted Warrington Local Plan 2021/22-2038/39. In addition, it is not subject to any other policy constraints.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who has promoted the site through the Local Plan review and is now promoting the site through the latest SHLAA "Call for Sites".

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning permission is secured. Therefore, the site is considered to be developable in the medium term (6-10 year period) in accordance with the definition in the NPPF.



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: 18.09
Residual Net Capacity: 18.09

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 18	
2029/30:	2030/31:
2031/32: 10	2032/33: 8
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: Land south of Hatton Lane
Site Address: Stretton, WA4 4BX
Ward: Appleton
Existing Use: Agriculture

Gross Site Area (Ha): 26.9 **Net Developable Site Area (Ha):** 20.175

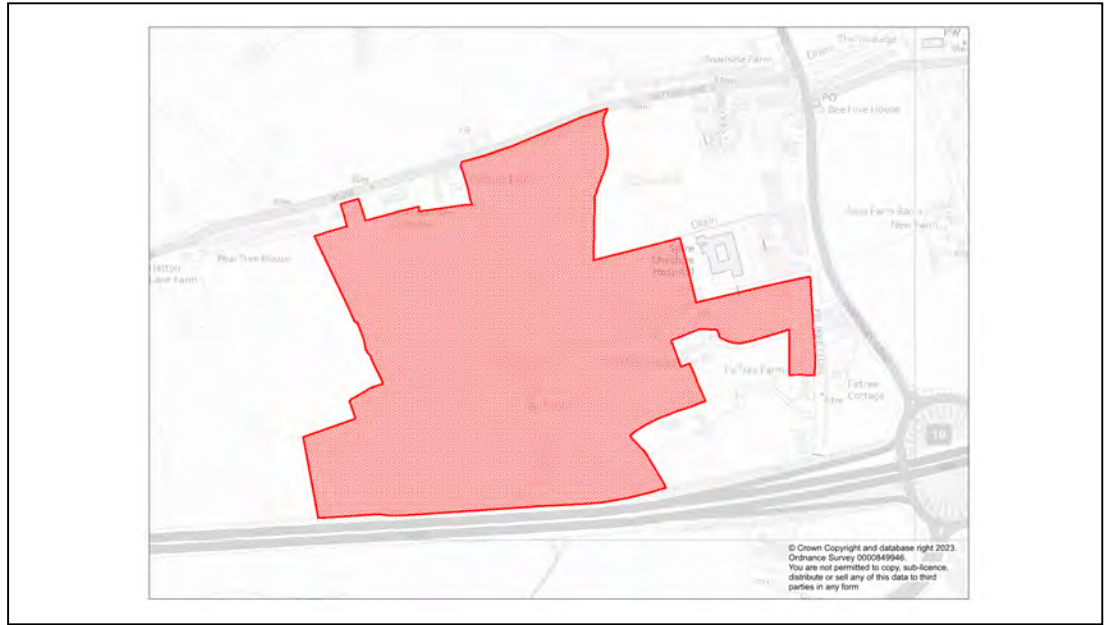
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land N & S of Bank Street and Glazebrook Lane
Site Address: Glazebrook, WA3 5EP
Ward: Culcheth, Glazebury & Croft
Existing Use: Agriculture

Gross Site Area (Ha): 37.09 **Net Developable Site Area (Ha):** 27.8175

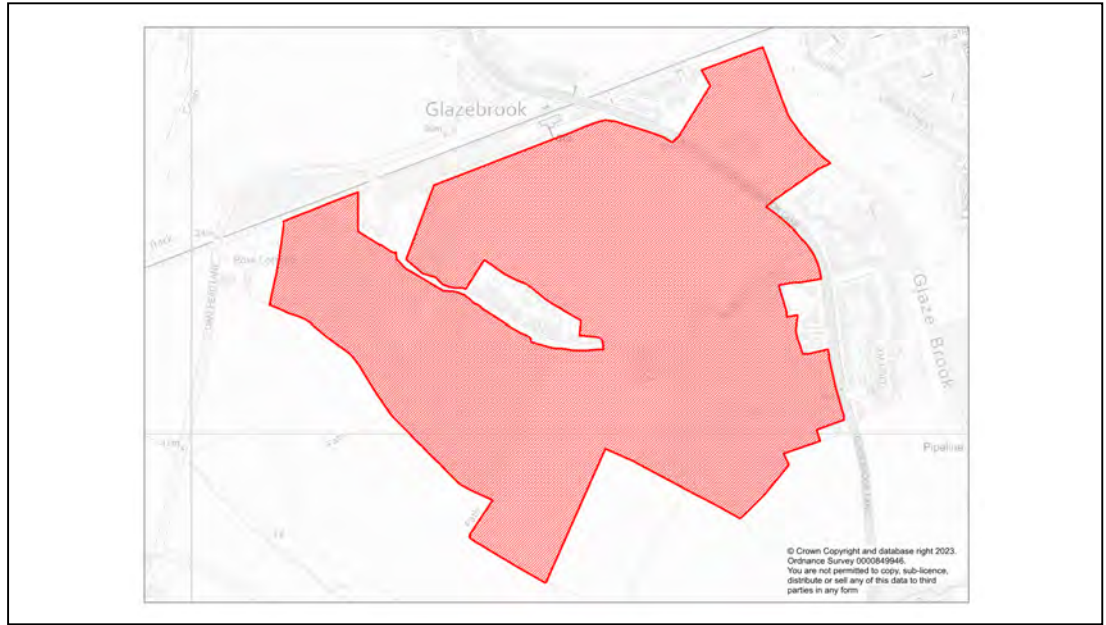
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at Gullivers World
Site Address: Shackleton Close, Westbrook
Ward: Chapelford & Old Hall
Existing Use: Car park

Gross Site Area (Ha): 2.8 **Net Developable Site Area (Ha):** 2.1

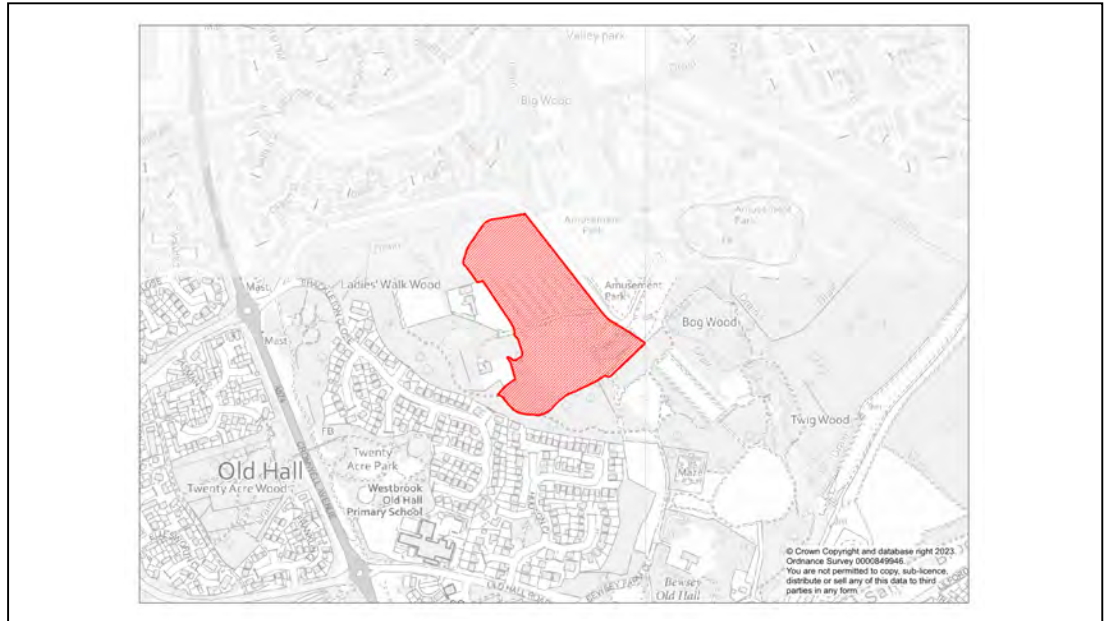
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers. However, the site is used as an overflow car park for the adjacent Theme Park and it has not been established that this is surplus to requirements. Therefore, the site cannot be deemed suitable for residential development at the current time.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: 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.

Concluding Recommendation: Constrained

Site Name: Land south of Lumber Lane
Site Address: Burtonwood, WA5 4AX
Ward: Burtonwood & Winwick
Existing Use: Agriculture

Gross Site Area (Ha): 10.1 **Net Developable Site Area (Ha):** 7.575

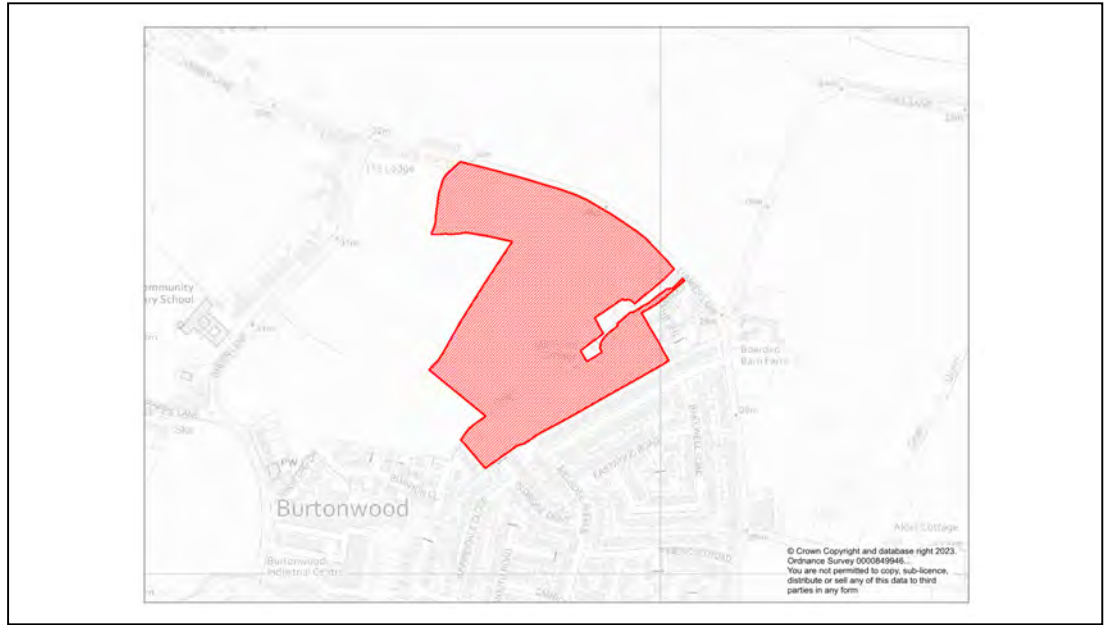
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land north of Chester Road
Site Address: Walton, WA4 6EW
Ward: Appleton
Existing Use: Agriculture

Gross Site Area (Ha): 32.04	Net Developable Site Area (Ha): 24.03
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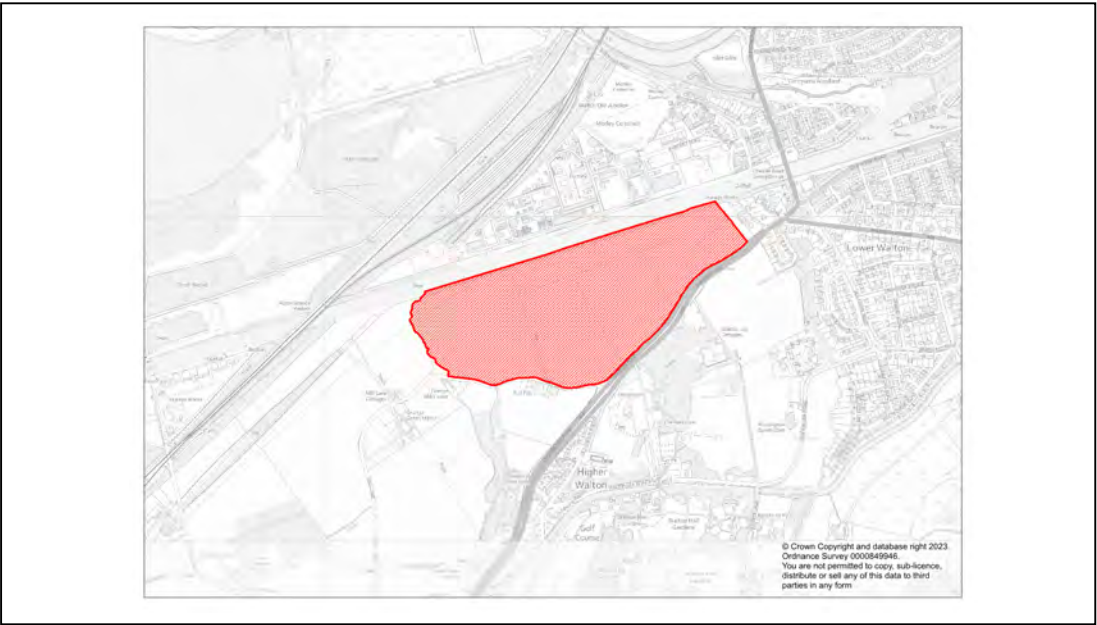
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
------------------------	---------------------------

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Cherry Hall Farm
Site Address: Cherry Lane, Lymm, WA13 0PG
Ward: Lymm South
Existing Use: Agriculture

Gross Site Area (Ha): 41.81 **Net Developable Site Area (Ha):** 31.3575

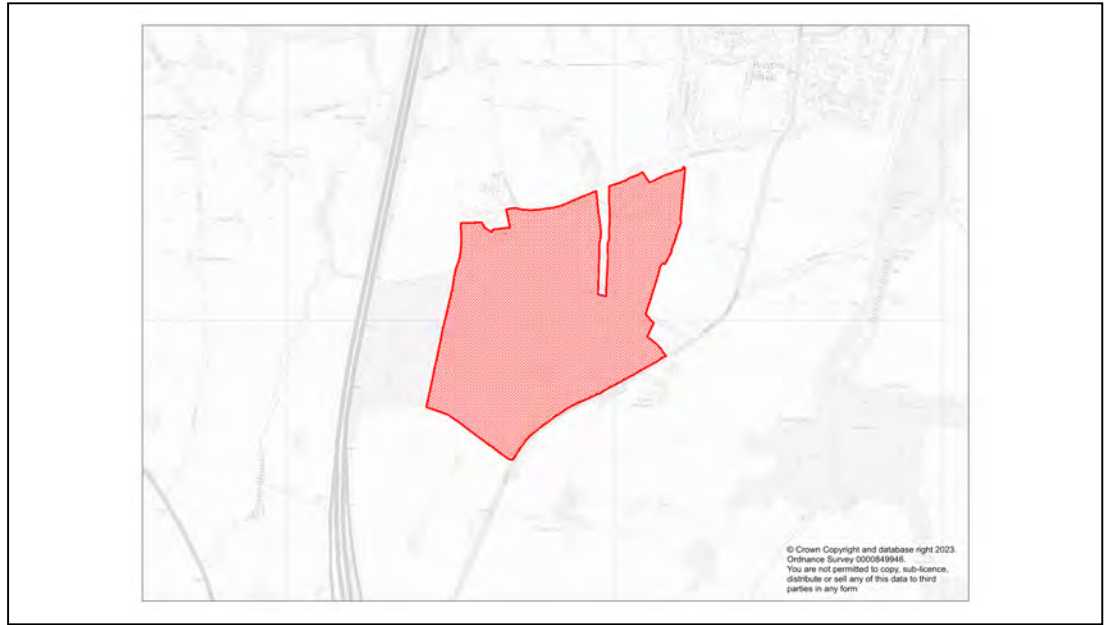
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Kenyon Railway Junction
Site Address: Wilton Lane, Culcheth, WA3 4HR
Ward: Culcheth, Glazebury & Croft
Existing Use: Industrial

Gross Site Area (Ha): 2.78

Net Developable Site Area (Ha): 2.085

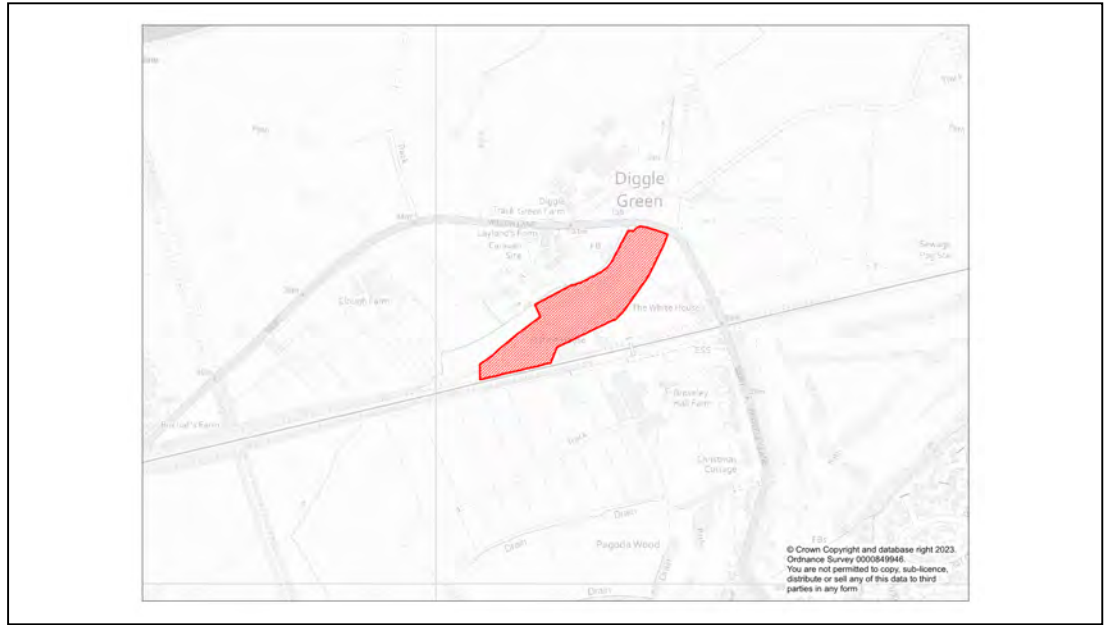
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF/PDL

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Rixton Quarry
Site Address: Chapel Lane, Hollins Green, WA3 6JT
Ward: Rixton & Woolston
Existing Use:

Gross Site Area (Ha): 6.57 **Net Developable Site Area (Ha):** 4.9275

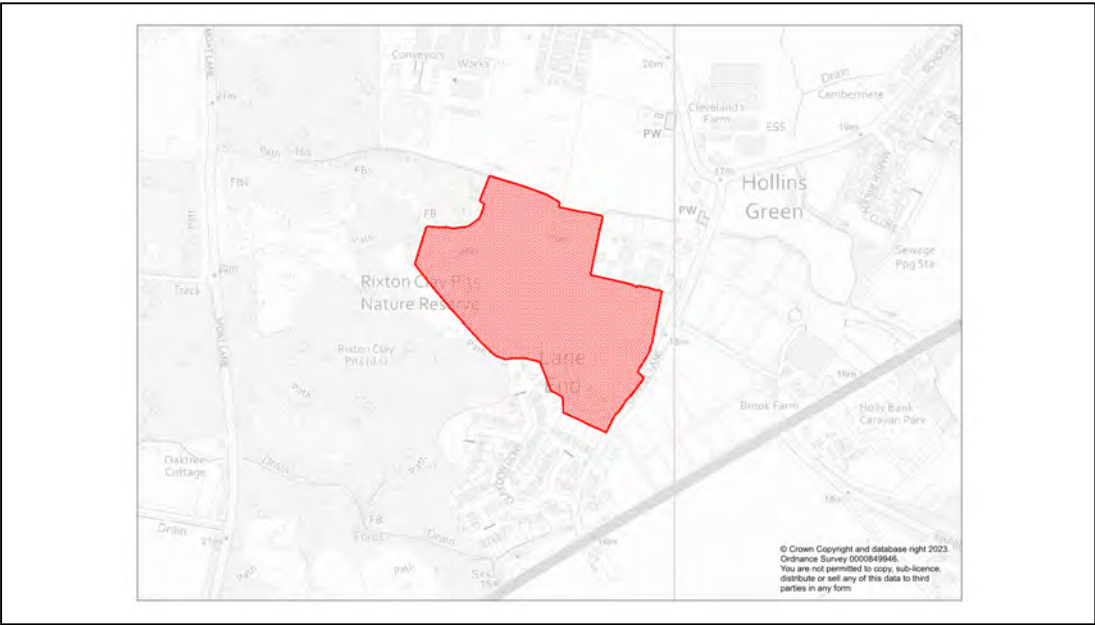
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at Dukinfield Farm
Site Address: Hurst Lane, Glazebury, WA3 5QA
Ward: Culcheth, Glazebury & Croft
Existing Use:

Gross Site Area (Ha): 15.28	Net Developable Site Area (Ha): 11.46
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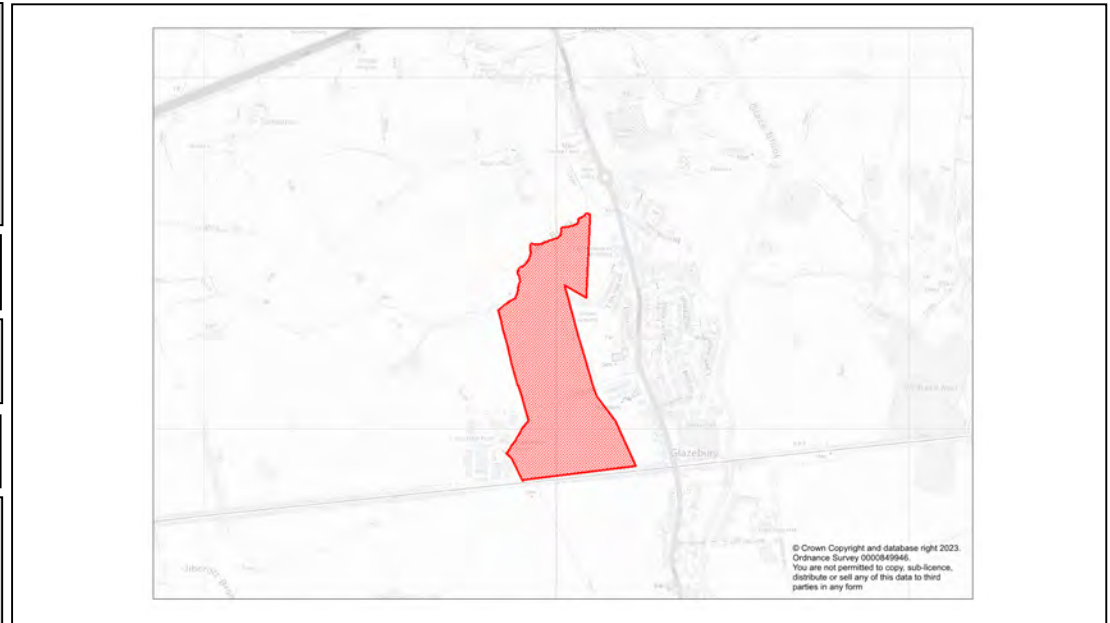
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
------------------------	---------------------------

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at White House Farm
Site Address: Broad Lane, Grappenhall
Ward: Grappenhall
Existing Use:

Gross Site Area (Ha): 25.58	Net Developable Site Area (Ha): 19.185
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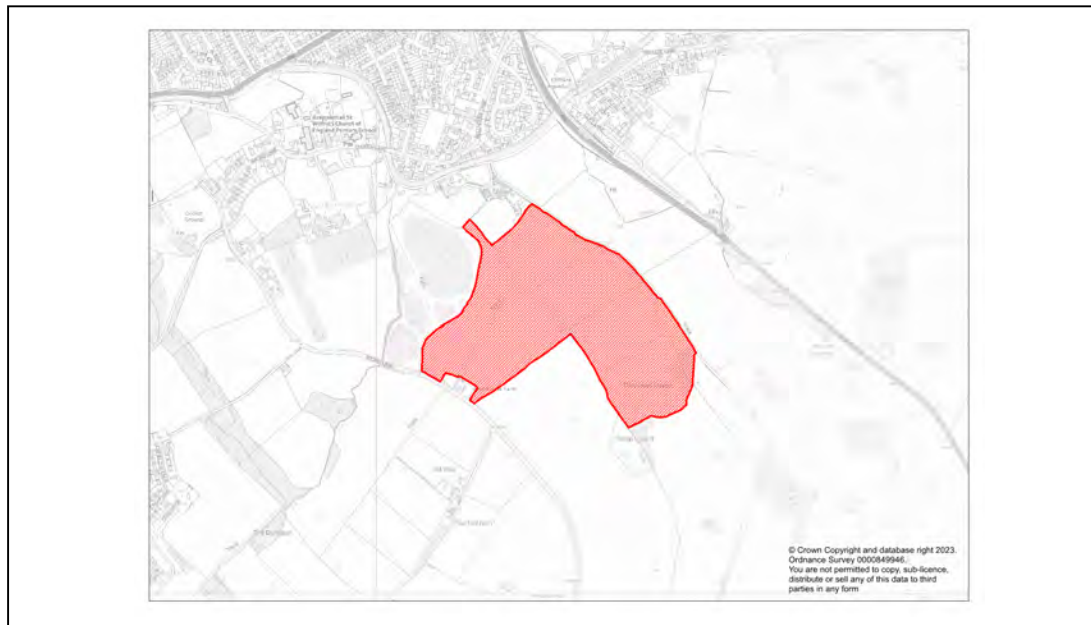
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
------------------------	---------------------------

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at Higher Lane
Site Address: Lymm
Ward: Lymm South
Existing Use:

Gross Site Area (Ha): 0.94 **Net Developable Site Area (Ha):** 0.705

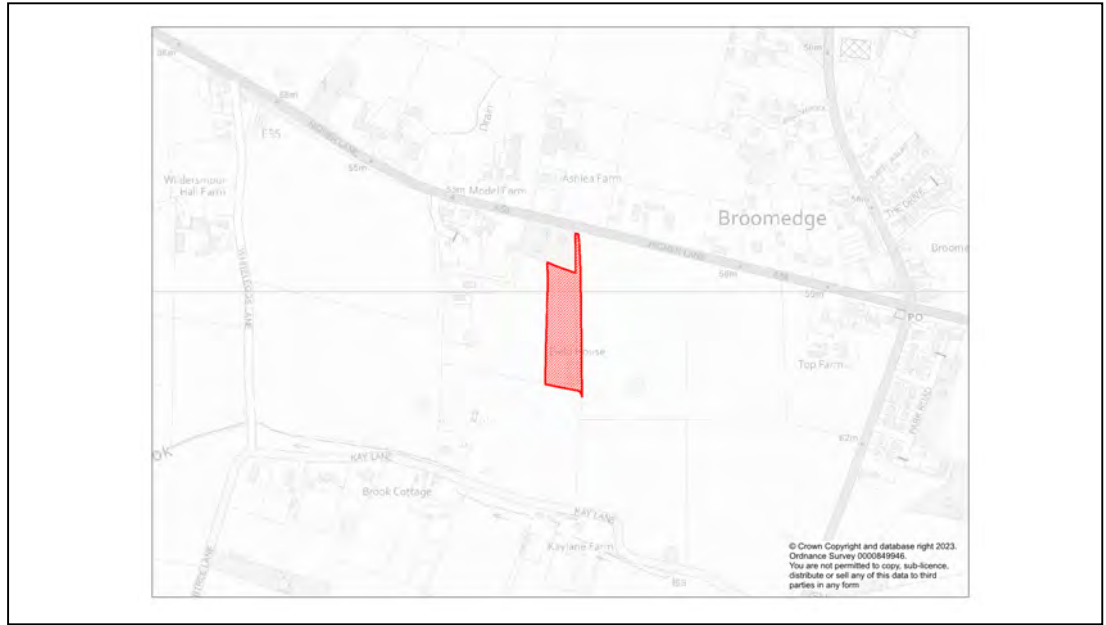
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Site adjacent Fiddle i'th Bag
Site Address: Alder Lane, Burtonwood
Ward: Burtonwood & Winwick
Existing Use:

Gross Site Area (Ha): 0.85 **Net Developable Site Area (Ha):** 0.6375

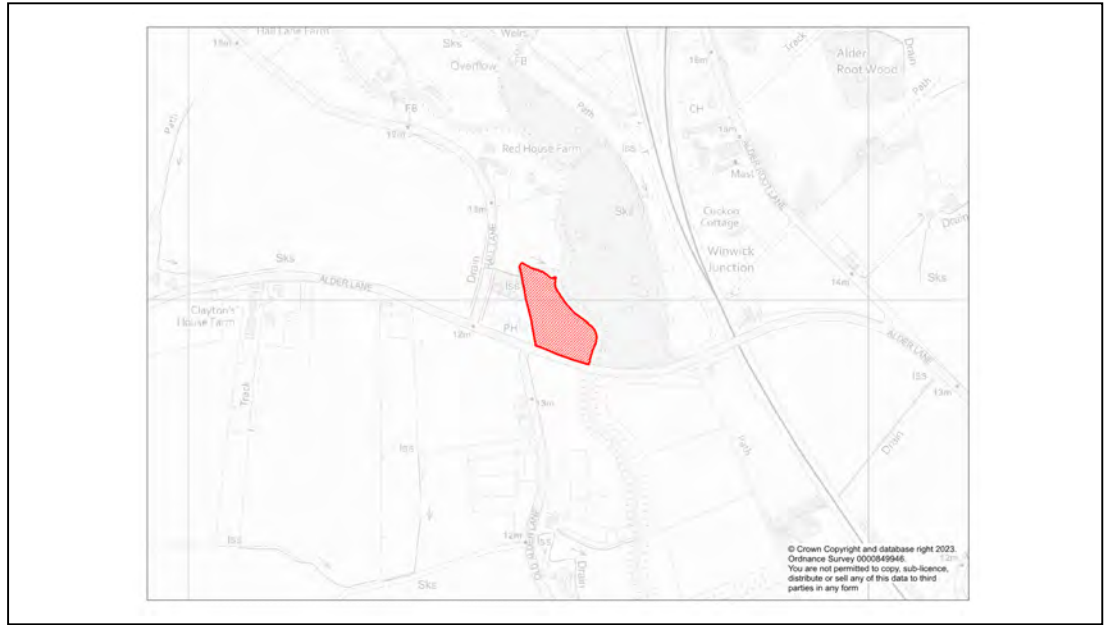
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at Lady Lane
Site Address: Croft
Ward: Culcheth, Glazebury & Croft
Existing Use: Agricultural

Gross Site Area (Ha): 3.69

Net Developable Site Area (Ha): 2.7675

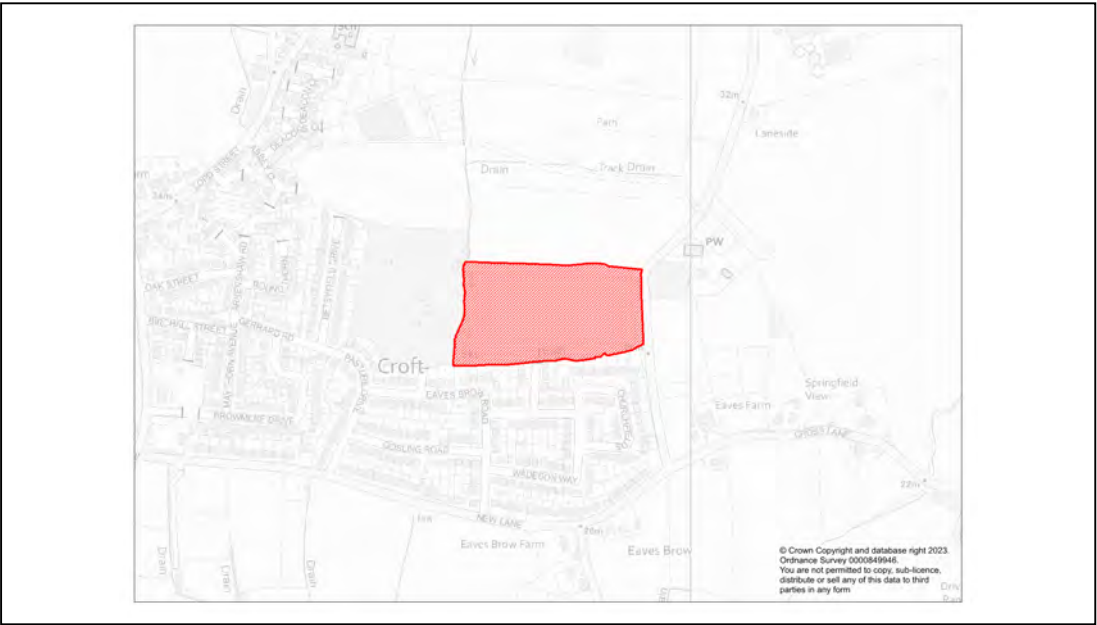
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at Top Farm
Site Address: Higher Lane, Broomedge, Lymm, WA13 0RW
Ward: Lymm South
Existing Use: Agricultural

Gross Site Area (Ha): 18.29 **Net Developable Site Area (Ha):** 13.7175

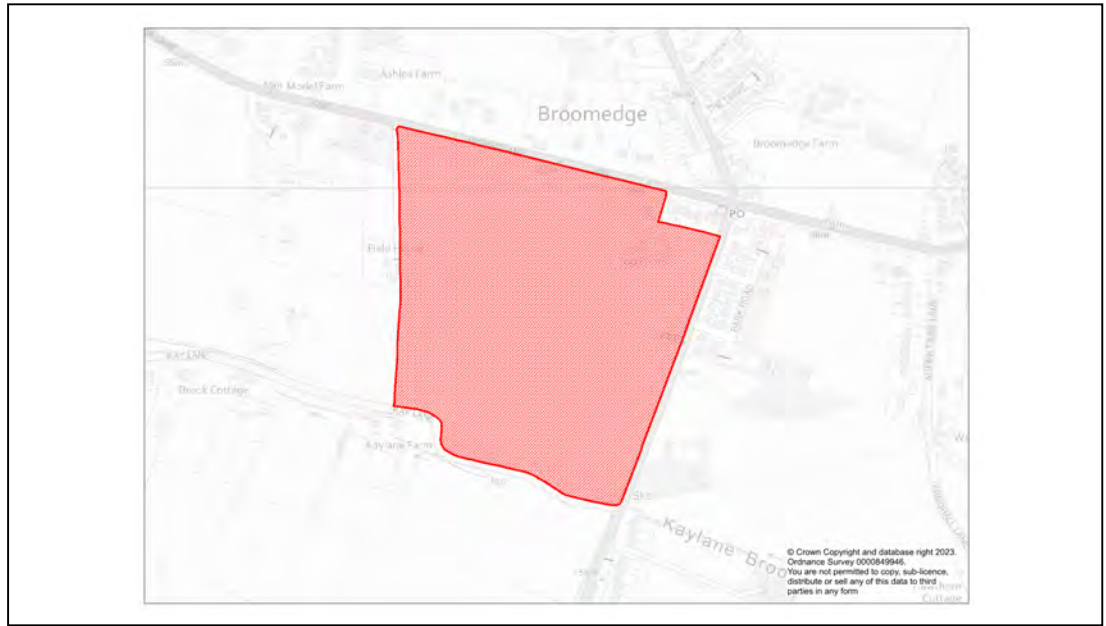
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at Nook Farm
Site Address: Arley Road, Appleton Thorn
Ward: Grappenhall
Existing Use:

Gross Site Area (Ha): 0.56 **Net Developable Site Area (Ha):** 0.504

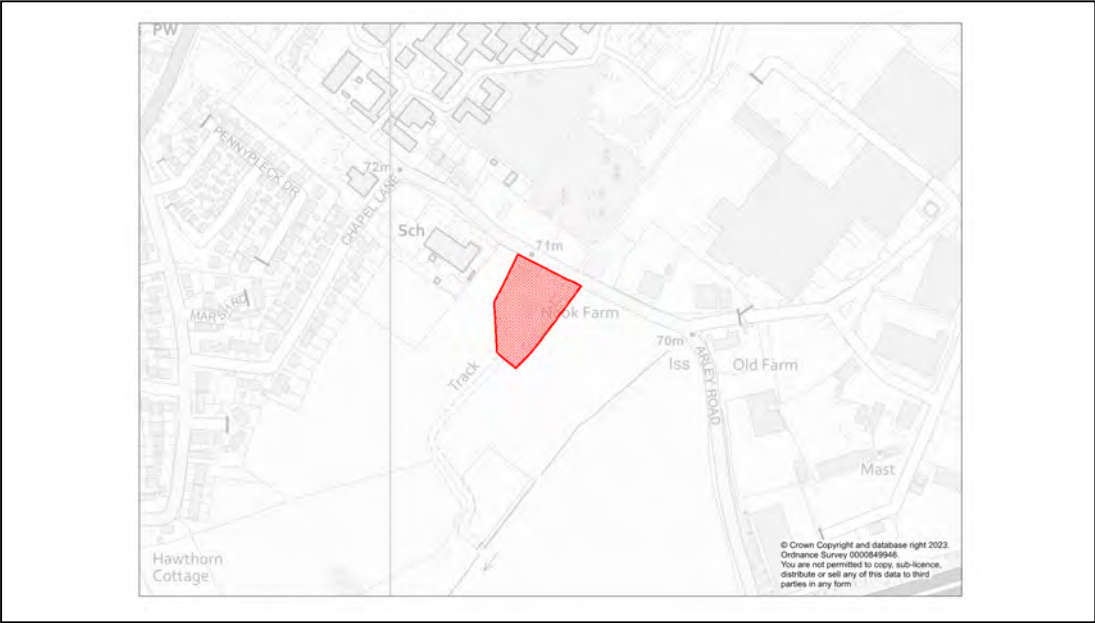
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land off Birchbrook Road (No.19)
Site Address: Lymm
Ward: Lymm North & Thelwall
Existing Use: Residential curtilage

Gross Site Area (Ha): 0.34	Net Developable Site Area (Ha): 0.255
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Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
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Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at Barondale Grange
Site Address: Stockport Road, Thelwall
Ward: Lymm North & Thelwall
Existing Use: Mixed use

Gross Site Area (Ha): 1.37	Net Developable Site Area (Ha): 1.233
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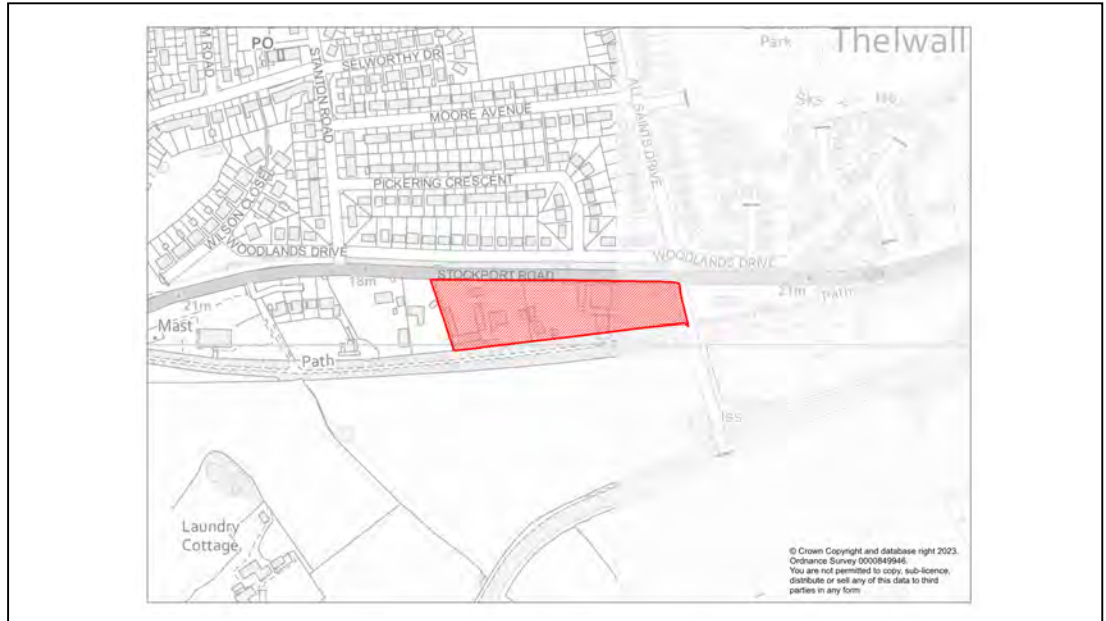
Planning Permission History: n/a

Green Belt: No	Greenfield/PDL: GF/PDL
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Suitable: Yes
Comments: Site has been removed from the Green Belt in the recently adopted Warrington Local Plan 2021/22-2038/39. Site is in a sustainable location in an established residential area.

Available: Yes
Comments: The site is in single ownership and the owner has promoted it for development through Local Plan Process.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised in the short to medium-term. South Warrington is a strong and high demand market area. The land owner has promoted the site through the Local Plan review process. The development of this site is therefore considered achievable.



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

Recommended Gross Capacity: 5
Residual Net Capacity: 5

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 5	
2029/30:	2030/31:
2031/32: 5	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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. 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 south of Rushgreen Road (West Site)
Site Address: Lymm, Warrington, WA13 9PR
Ward: Lymm North & Thelwall
Existing Use: Vacant land

Gross Site Area (Ha): 3.52	Net Developable Site Area (Ha): 2.64
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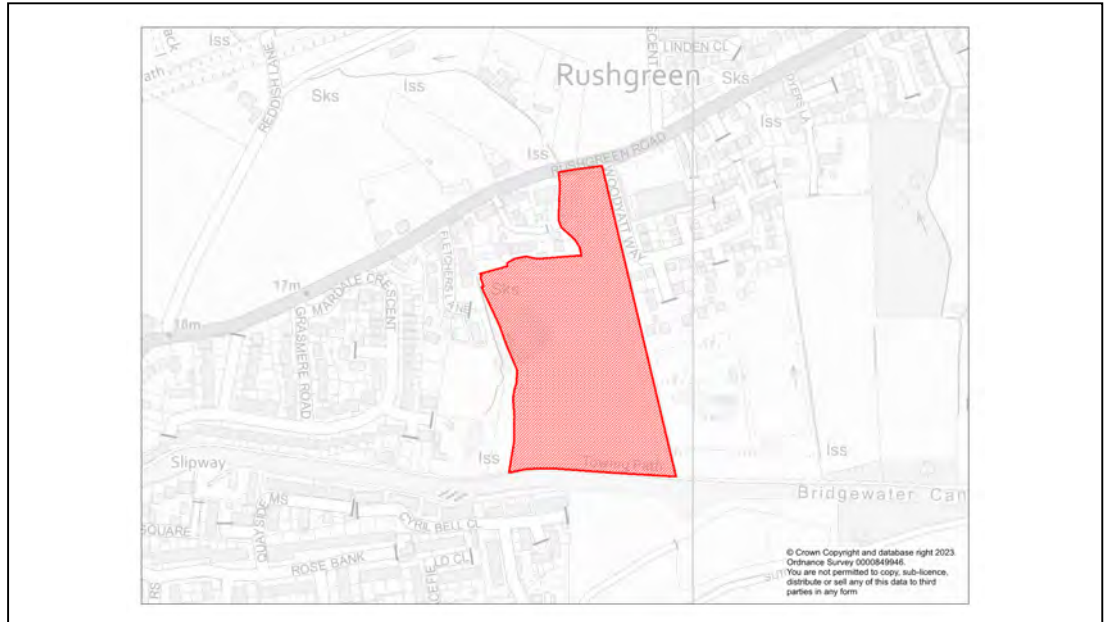
Planning Permission History: 2022/41134

Green Belt: No	Greenfield/PDL: GF
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Suitable: Yes
Comments: Site has been removed from the Green Belt and allocated for residential development in the recently adopted Warrington Local Plan 2021/22-2038/39. In addition the site now has an extant planning consent.

Available: Yes
Comments: Site benefits from full planning approval, is in single ownership and is hence considered available.

Achievable: Yes
Comments: The site benefits from an allocation for residential development through the adopted Warrington Local Plan 2021/22-2038/39 and is the subject of a planning application. The Local Plan housing trajectory that was supported by signed Statements of Common Ground with all the developers of the proposed allocation sites identifies the site as being deliverable within 5 years. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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: 108
Residual Net Capacity: 107

Deliverable 2024-2029: 108	
2024/25: 17	2025/26: 35
2026/27: 35	2027/28: 21
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: Waterworks Lane
Site Address: Winwick
Ward: Burtonwood & Winwick
Existing Use: Agricultural

Gross Site Area (Ha): 8.84 **Net Developable Site Area (Ha):** 6.63

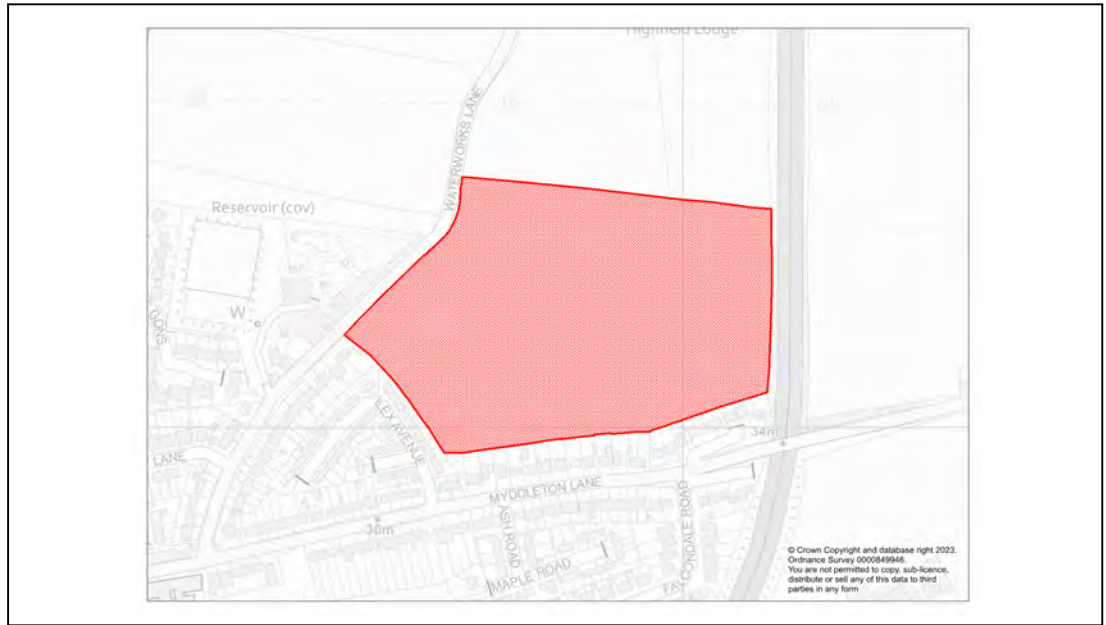
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Cherry Hall Farm
Site Address: Lymm
Ward: Lymm South
Existing Use: Agricultural

Gross Site Area (Ha): 35.03 **Net Developable Site Area (Ha):** 26.2725

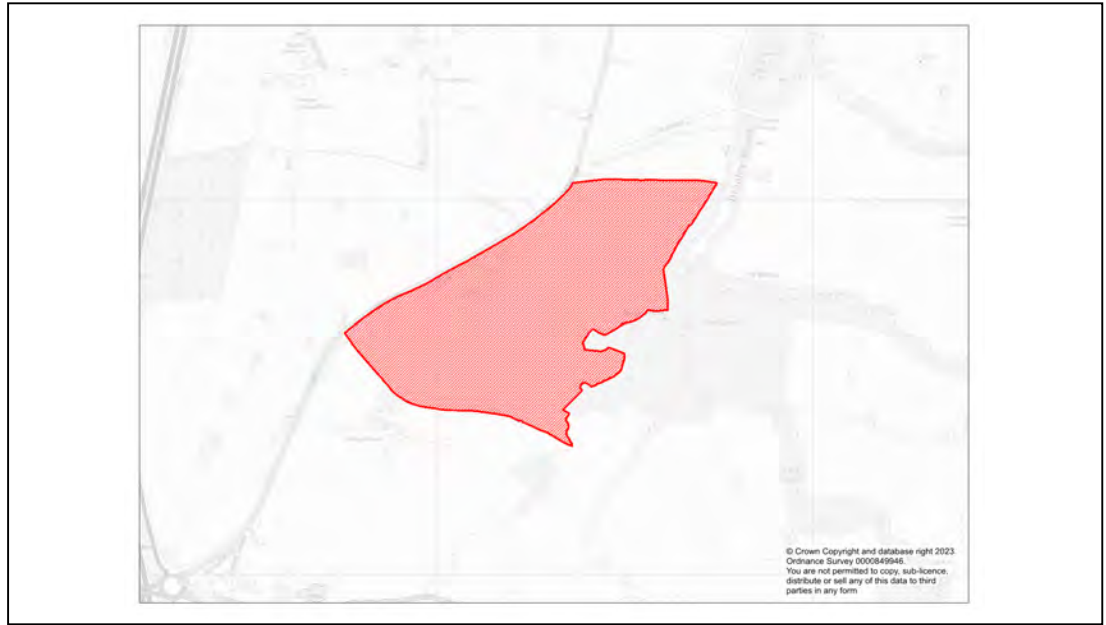
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at Lions Den
Site Address: Holcroft Lane, Culcheth, Warrington, WA3 5AE
Ward: Culcheth, Glazebury & Croft
Existing Use: Pasture land

Gross Site Area (Ha): 0.40 **Net Developable Site Area (Ha):** 0.36

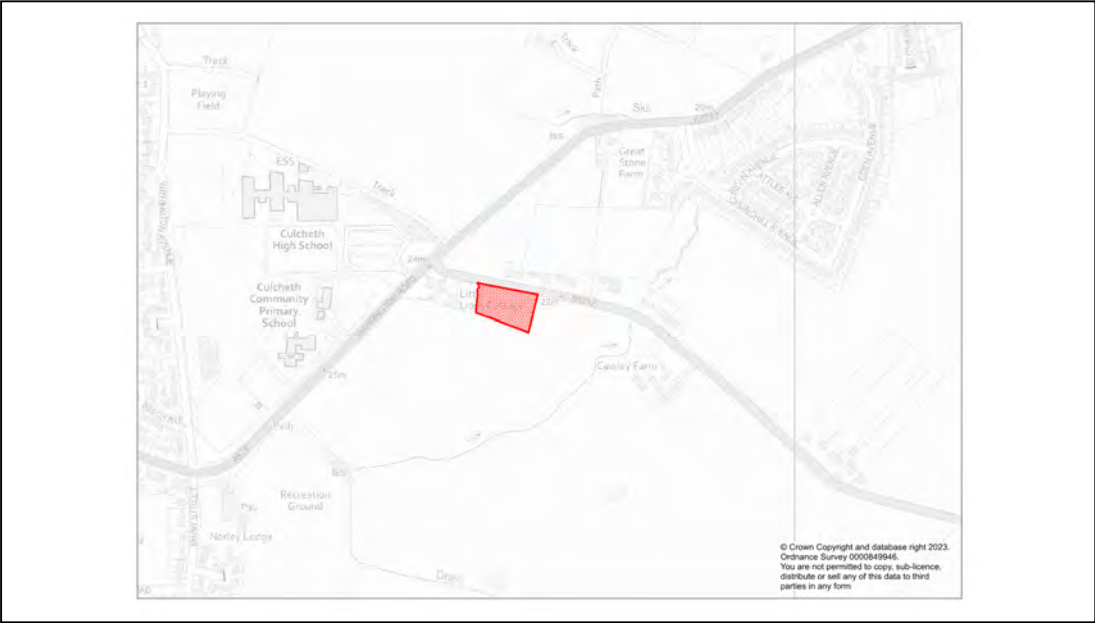
Planning Permission History: 2023/01540/FUL

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site has been removed from the Green Belt and allocated for residential development in the recently adopted Warrington Local Plan 2021/22-2038/39. In addition the site is now subject to a planning application (2023/01540/FUL) that is currently undetermined.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who has promoted the site through the Local Plan review and now a planning application.

Achievable: Yes
Comments: The site benefits from an allocation for residential development through the adopted Warrington Local Plan 2021/22-2038/39 and is the subject of a planning application. Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning approval is secured. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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

Recommended Gross Capacity: 6
Residual Net Capacity: 6

Deliverable 2024-2029: 5	
2024/25:	2025/26:
2026/27: 1	2027/28: 2
2028/29: 2	
Developable 2029-2034: 1	
2029/30: 1	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Site is considered suitable, available and achievable due to its allocation in the recently adopted Local Plan and the submission of a planning application. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

Site Name: Land east and west of Holcroft Lane
Site Address: Culcheth
Ward: Culcheth, Glazebury & Croft
Existing Use: Agricultural

Gross Site Area (Ha): 39.86	Net Developable Site Area (Ha): 29.895
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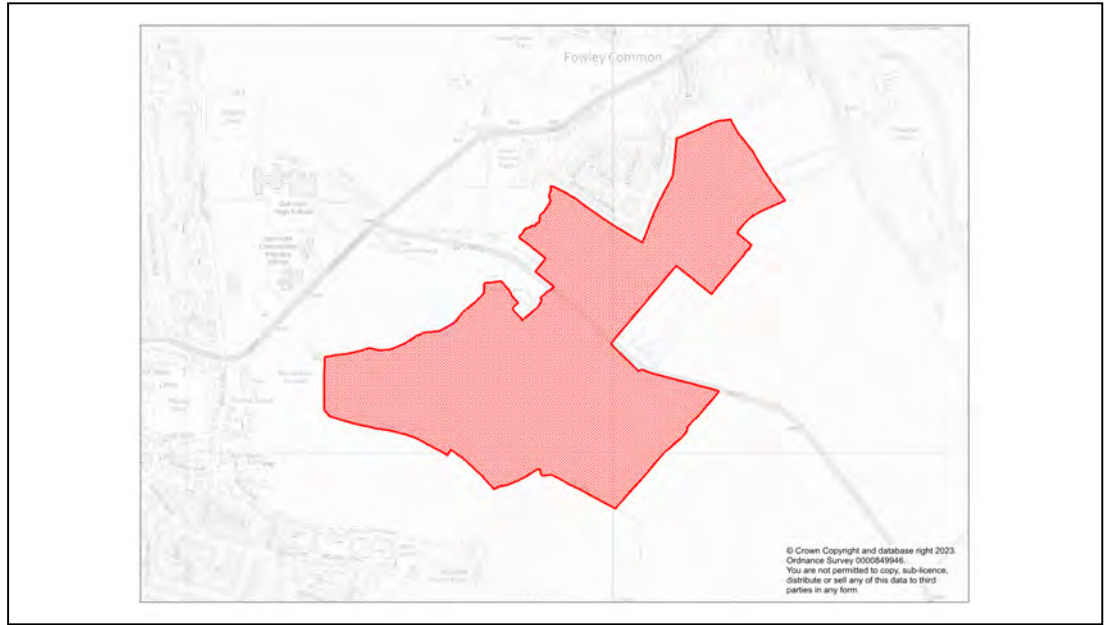
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
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Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land off Hurst Lane
Site Address: Glazebury
Ward: Culcheth, Glazebury & Croft
Existing Use: Agriculture

Gross Site Area (Ha): 4.8 **Net Developable Site Area (Ha):** 3.6

Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at Elms Cottage
Site Address: Hobb Lane, Moore
Ward: Appleton
Existing Use:

Gross Site Area (Ha): 2.61 **Net Developable Site Area (Ha):** 1.9575

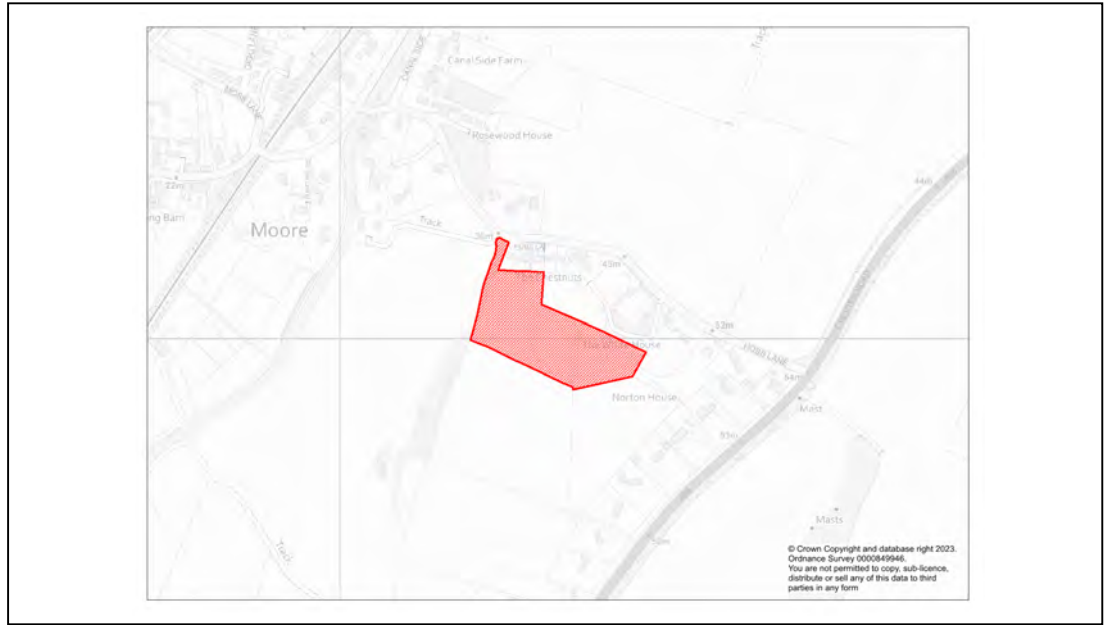
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land NE of Knutsford Road
Site Address: Grappenhall
Ward: Lymm North & Thelwall
Existing Use: Agriculture

Gross Site Area (Ha): 2.37 **Net Developable Site Area (Ha):** 1.7775

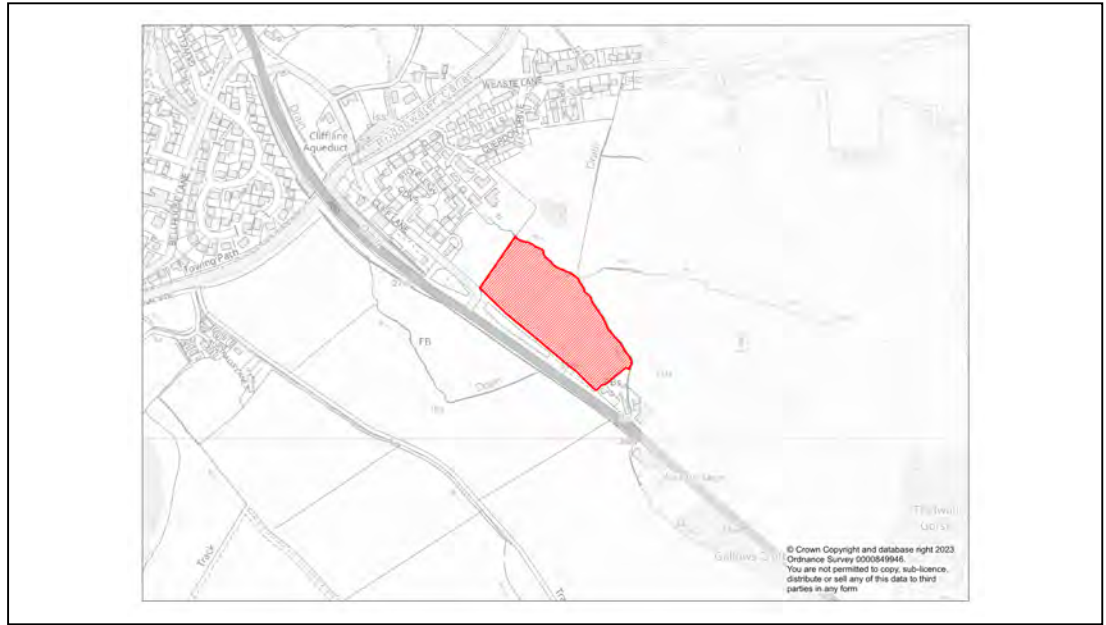
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at Cartridge Lane
Site Address: Appleton
Ward: Grappenhall
Existing Use: Agriculture

Gross Site Area (Ha): 18.64 **Net Developable Site Area (Ha):** 13.98

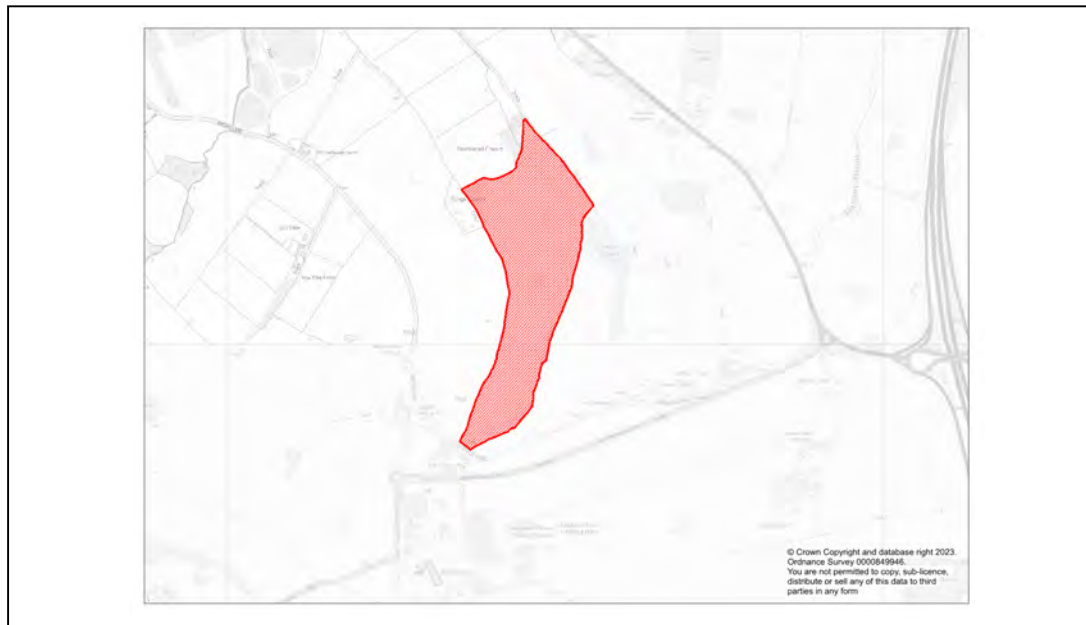
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land north and south of Weaste Lane
Site Address: Lymm
Ward: Lymm North & Thelwall
Existing Use: Agriculture

Gross Site Area (Ha): 24.19 **Net Developable Site Area (Ha):** 18.1425

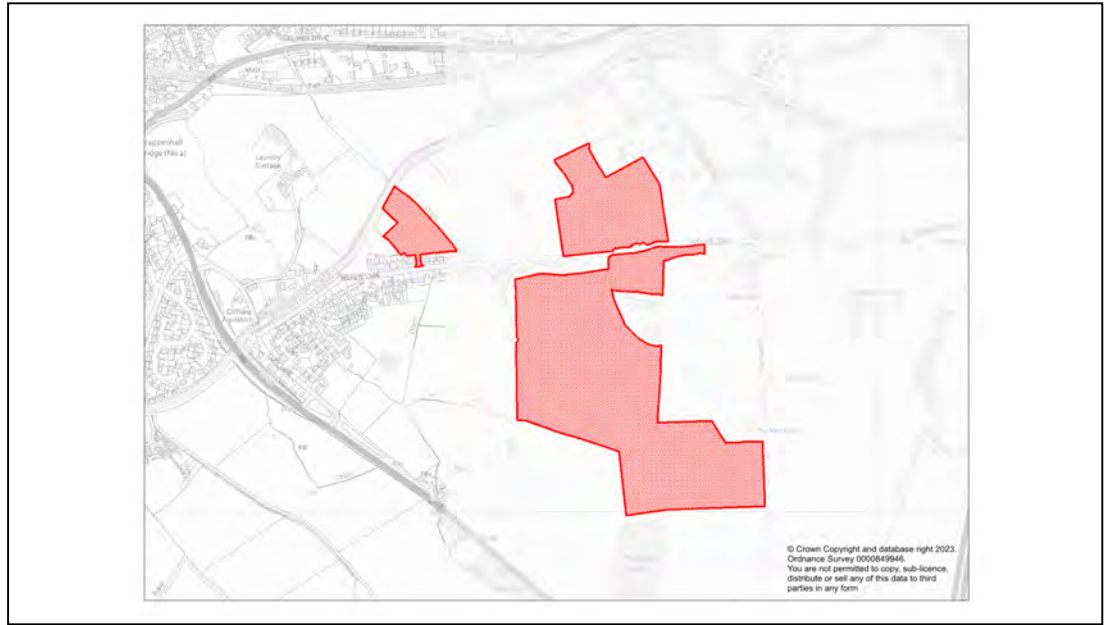
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land NW of Croft
Site Address: Croft
Ward: Culcheth, Glazebury & Croft
Existing Use: Agriculture

Gross Site Area (Ha): 125.14 **Net Developable Site Area (Ha):** 93.855

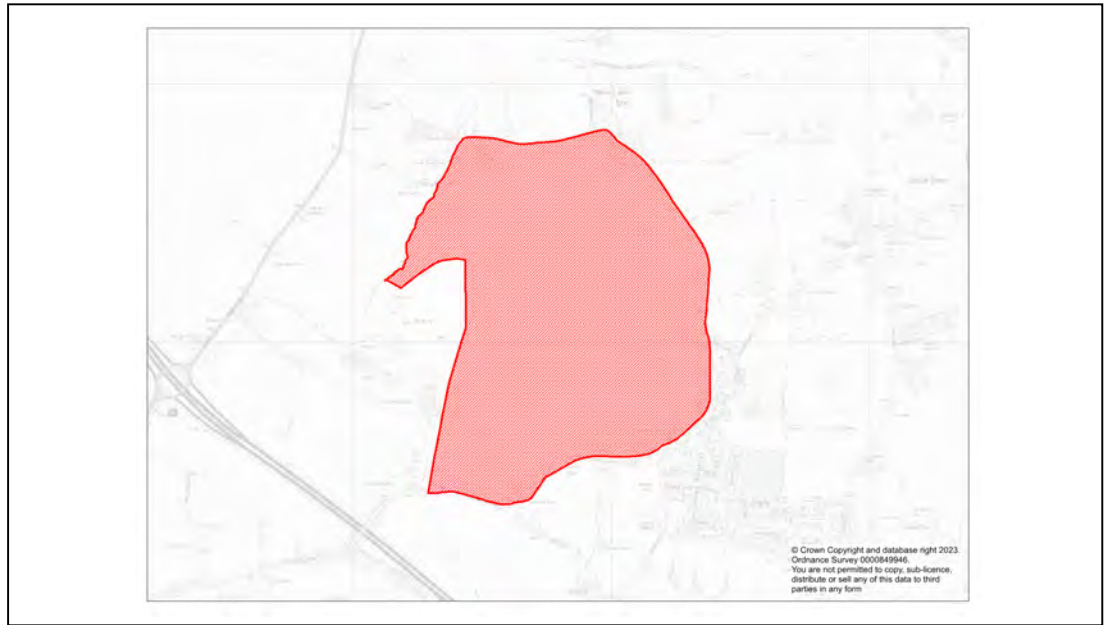
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Schofield & Stafford Site 1
Site Address: Barleycastle Lane, Appleton
Ward: Grappenhall
Existing Use: Agriculture

Gross Site Area (Ha): 6.43

Net Developable Site Area (Ha): 4.8225

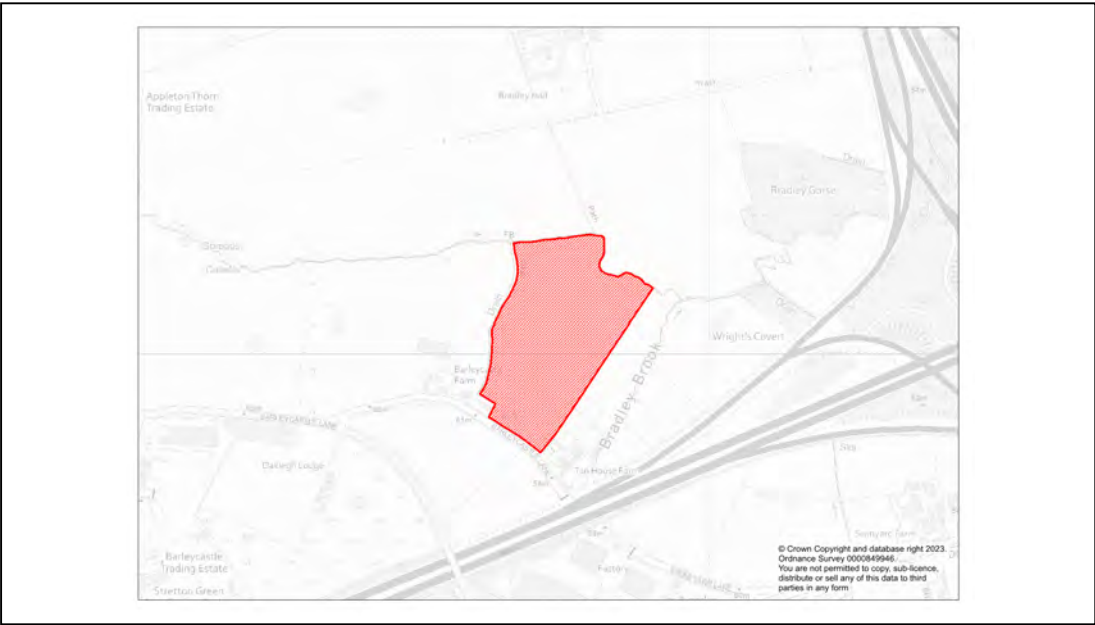
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Donlan Site
Site Address: Barleycastle Lane, Appleton
Ward: Grappenhall
Existing Use: Agriculture

Gross Site Area (Ha): 8.69 **Net Developable Site Area (Ha):** 6.5175

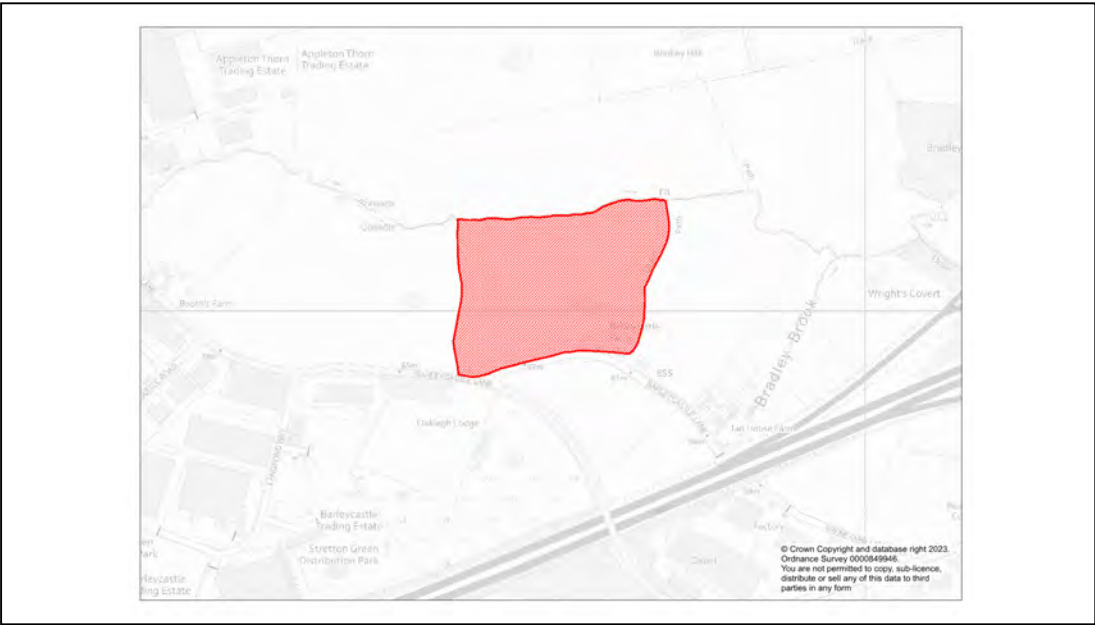
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Swift Site
Site Address: Barleycastle Lane, Appleton
Ward: Grappenhall
Existing Use: Agriculture

Gross Site Area (Ha): 15.61 **Net Developable Site Area (Ha):** 11.7075

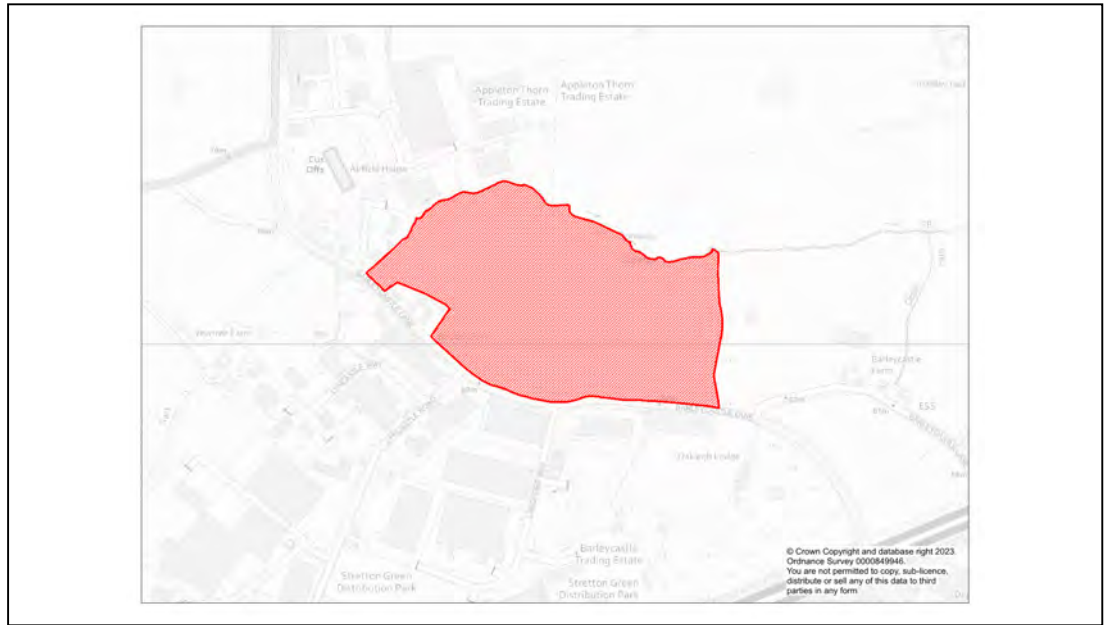
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at Deans Wharf
Site Address: Deans Lane, Thelwall, WA4 2GT
Ward: Lymm North & Thelwall
Existing Use: Agriculture

Gross Site Area (Ha): 0.92 **Net Developable Site Area (Ha):** 0.828

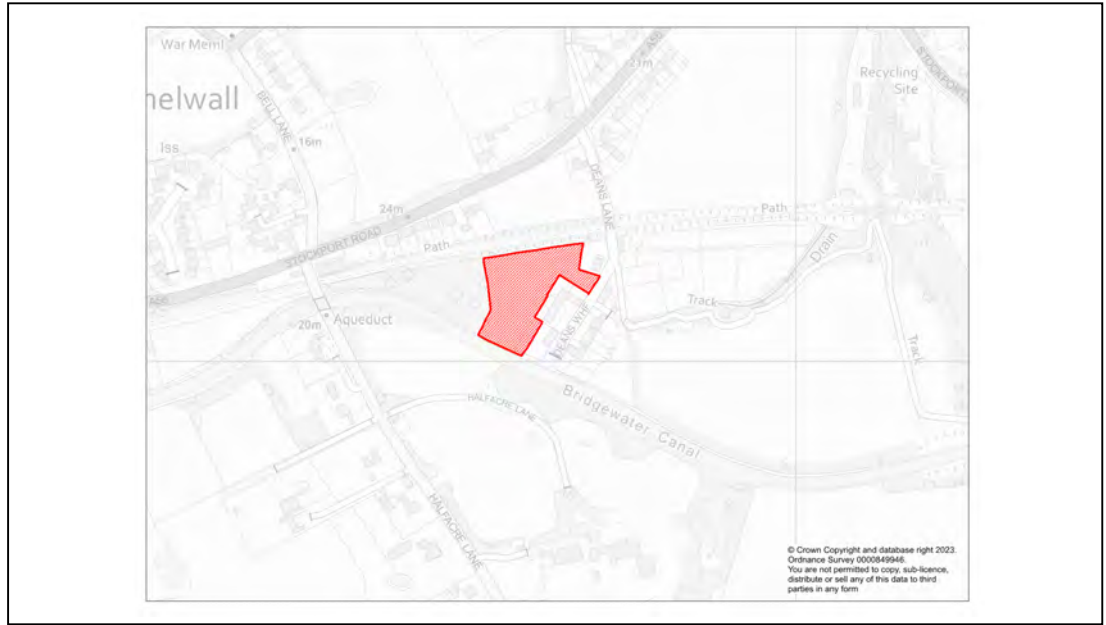
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Disused Railway Line (Parcel 4)

Site Address: Land to south Thelwall Lane, Latchford, WA4 1NJ

Ward: Latchford East

Existing Use: Disused Railway Embankment

Gross Site Area (Ha): 6.32

Net Developable Site Area (Ha): 4.74

Planning Permission History: n/a

Green Belt: No

Greenfield/PDL: PDL

Suitable: Yes

Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers.

Available: No

Comments: Land remediation required before development can be progressed.

Achievable: No

Comments: Development is not considered to be achievable at the present time. The Council's Proposed Submission Version (Draft) Local Plan - Regulation 19 Consultation Document (April 2019) seeks to protect the site as a potential public transport route. In addition, the sites deliverability must be proven given the other policy constraints.

Active Use: No

Site Developable Now: No

Promotion by Owner: Yes

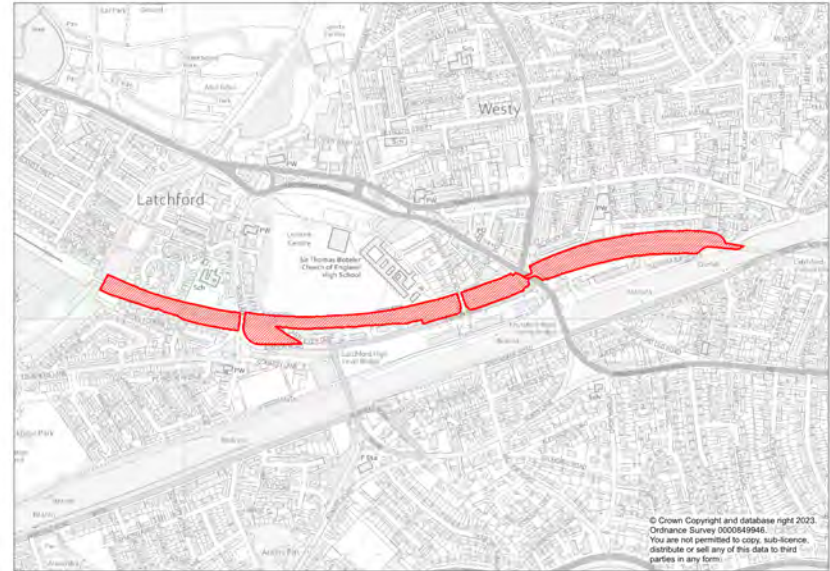
Developer Interest: Yes

Known Demand for Housing: Yes

Similar Sites Developed Nearby in last 5 years: No

Recommended Gross Capacity: 0

Residual Net Capacity: 0



Deliverable 2024-2029: 0

2024/25: **2025/26:**

2026/27: **2027/28:**

2028/29:

Developable 2029-2034: 0

2029/30: **2030/31:**

2031/32: **2032/33:**

2033/34:

Developable 2034-2039: 0

2034/35: **2035/36:**

2036/37: **2037/38:**

2038/39:

2039+:

Concluding Comments: 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.

Concluding Recommendation: Constrained

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

Gross Site Area (Ha): 0.55 **Net Developable Site Area (Ha):** 0.495

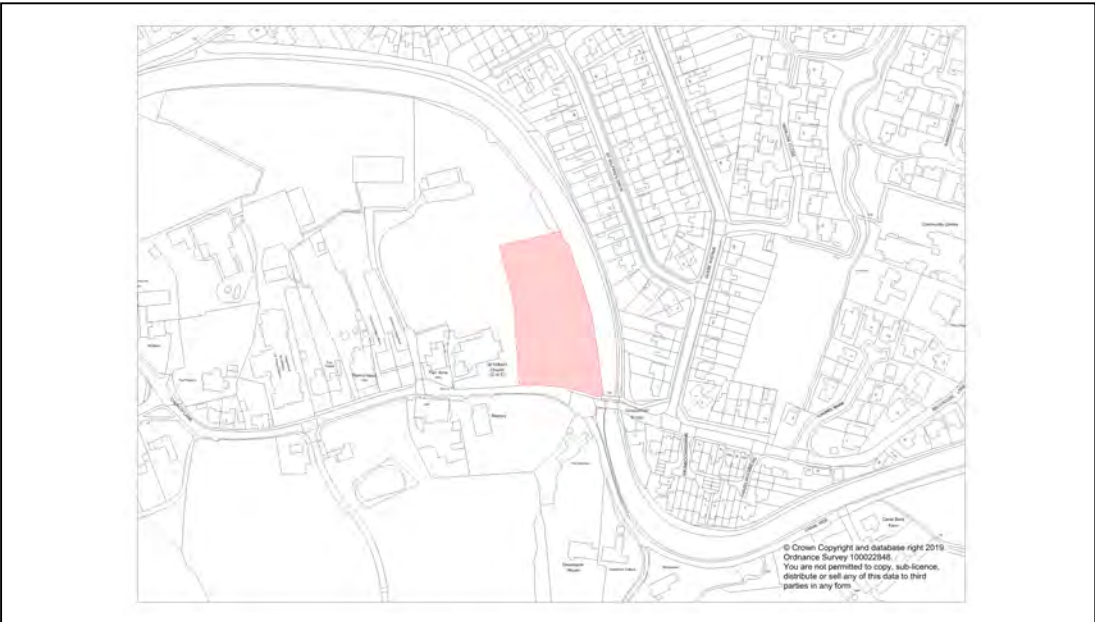
Planning Permission History: 2020/38186

Green Belt: Yes **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Whilst, the site is within the Green Belt, there is potential for some development in compliance with the provisions of appropriate development as defined by para 145 (c) and (e) or para 146 (d) of the NPPF. Site is in a sustainable location in an established residential area. The nature of the site is such that it could be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who is promoting a planning application.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Whilst, the site does not benefit from planning consent, there is strong developer interest in the site, particularly given location in Grappenhall CA; existing use of premises. Therefore, the site is considered to be developable in the medium term (6-10 year period) in accordance with the definition in the NPPF.



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
Residual Net Capacity: 12

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 12	
2029/30:	2030/31:
2031/32: 12	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: Land east of Ravenbank Primary School
Site Address: Lymm
Ward: Lymm South
Existing Use: Caravan storage

Gross Site Area (Ha): 1.78 **Net Developable Site Area (Ha):** 1.602

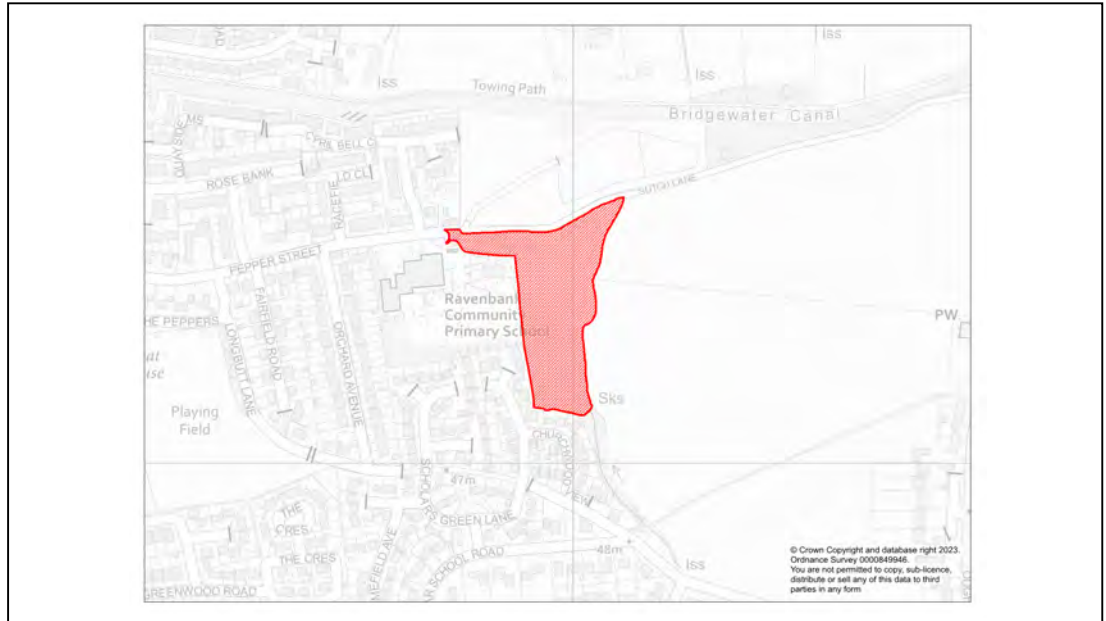
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land adj Yew Tree Farm
Site Address: Broad Lane, Grappenhall
Ward: Grappenhall
Existing Use: Agriculture

Gross Site Area (Ha): 28	Net Developable Site Area (Ha): 21
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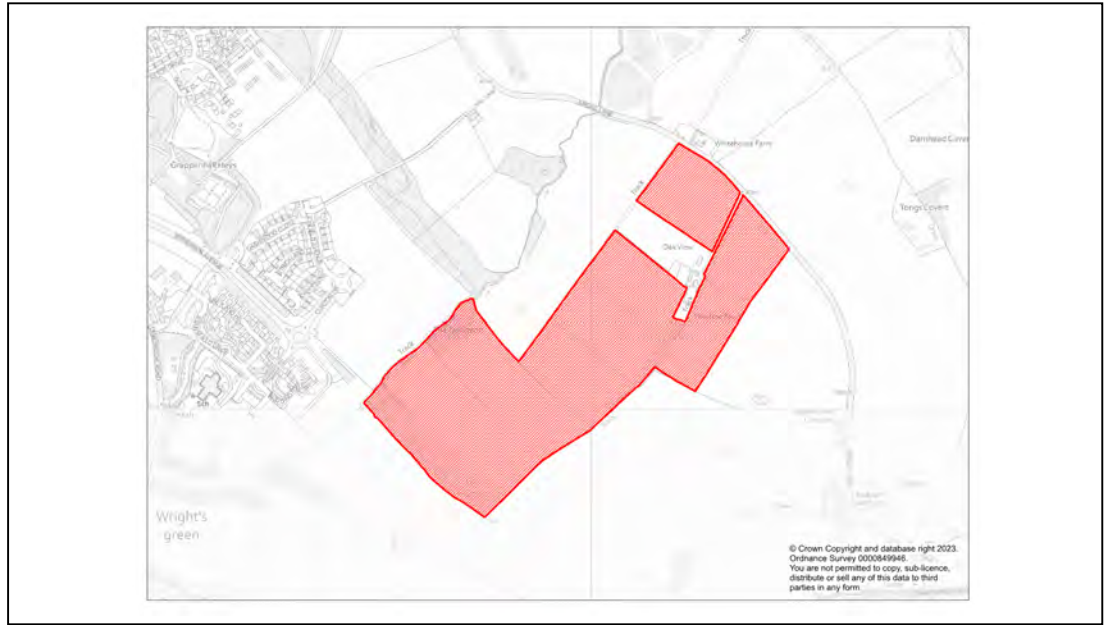
Planning Permission History: n/a

Green Belt: Yes	Greenfield/PDL: GF
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Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at Park Lane
Site Address: Walton
Ward: Appleton
Existing Use: Agriculture

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

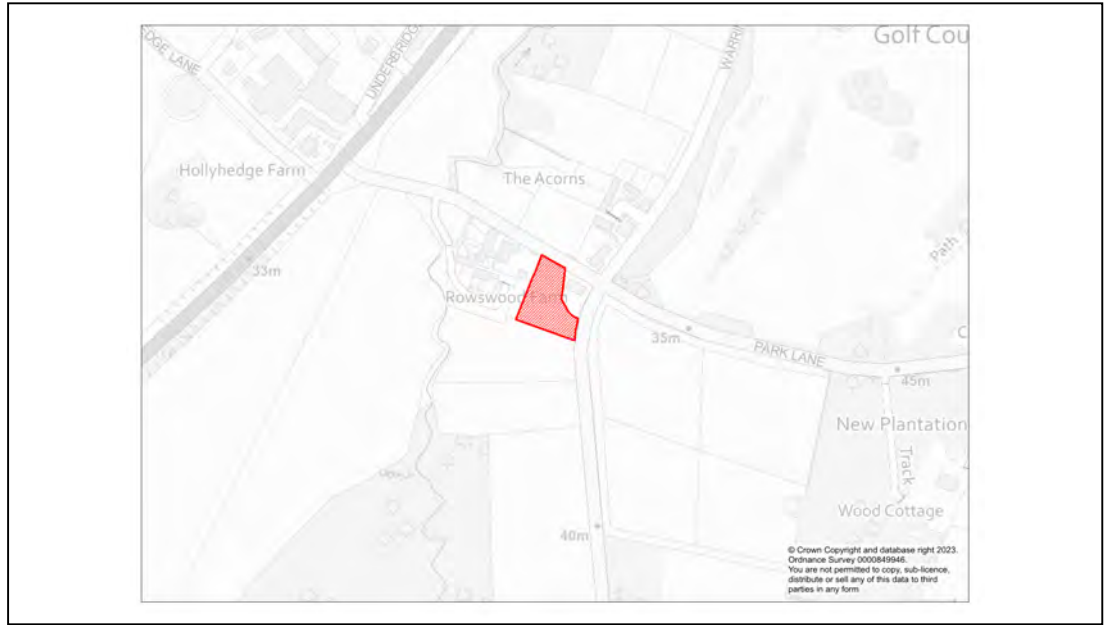
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land west of Broad Lane
Site Address: Grappenhall
Ward: Grappenhall
Existing Use: Agriculture

Gross Site Area (Ha): 48.8 **Net Developable Site Area (Ha):** 36.6

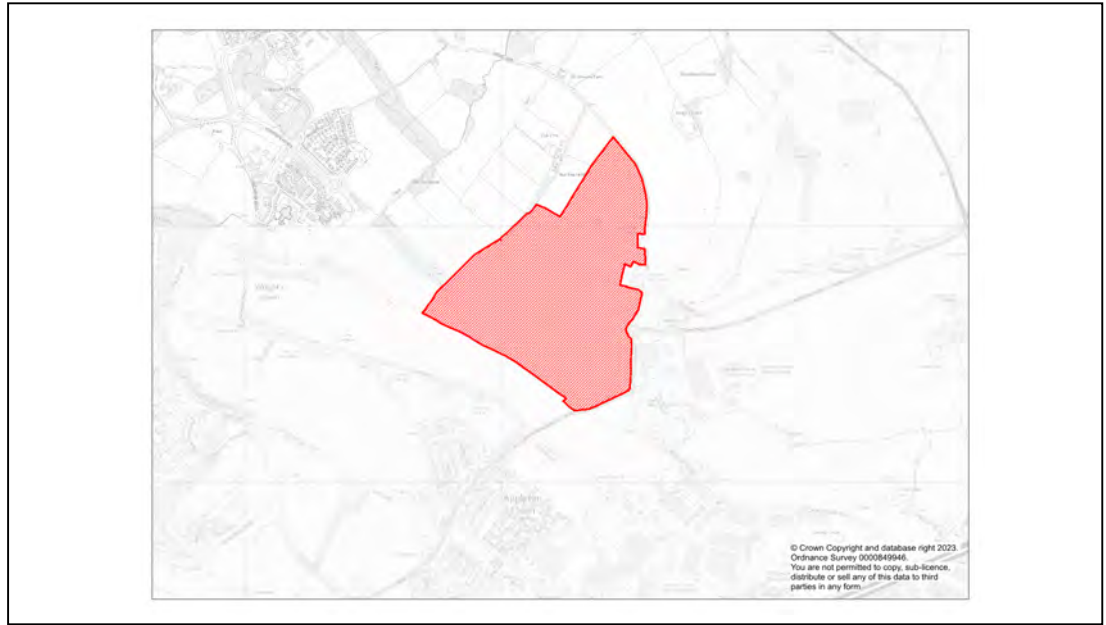
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Delph Farm
Site Address: Delph Lane, Winwick, Warrington, WA2 8RW
Ward: Burtonwood & Winwick
Existing Use: Equestrian

Gross Site Area (Ha): 1.1	Net Developable Site Area (Ha): 0.99
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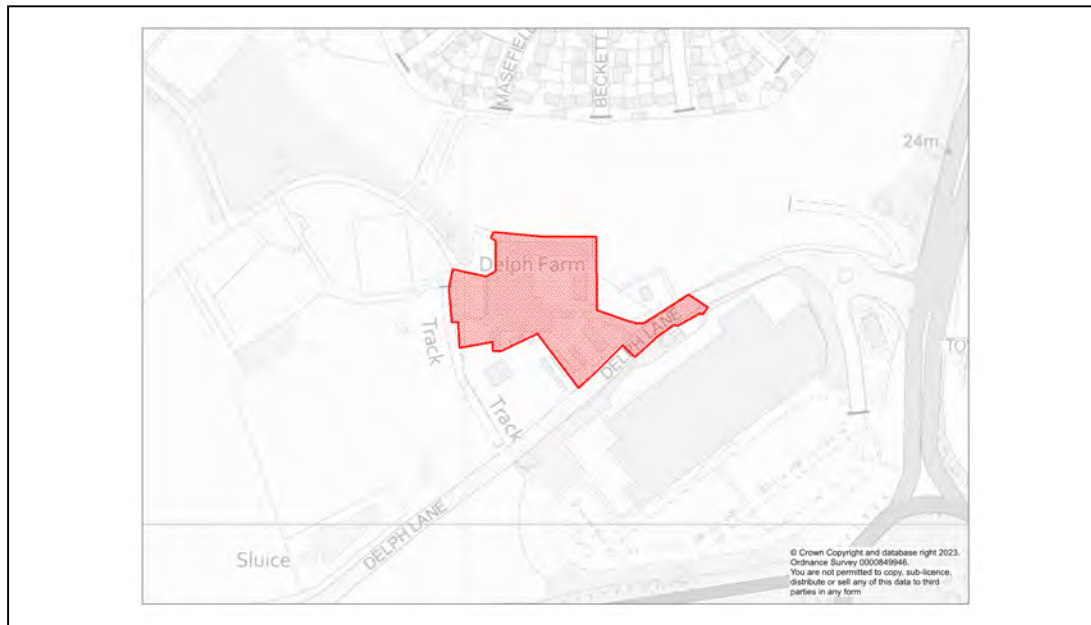
Planning Permission History: 2019/34877

Green Belt: Yes	Greenfield/PDL: PDL
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Suitable: Yes
Comments: Site has a recently expired prior approval planning consent. No material change of circumstances since the permission was granted. Site is therefore evidently suitable.

Available: Yes
Comments: Previous consent has now expired. However, the site is still being promoted for a residential development through a pre-app (PRE/24/00076).

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning permission is secured. Therefore, the site is considered to be developable in the medium term (6-10 year period) in accordance with the definition in the NPPF.



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 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 19	
2029/30:	2030/31:
2031/32: 10	2032/33: 9
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: Land off Delph Lane
Site Address: Winwick
Ward: Burtonwood & Winwick
Existing Use: Agricultural

Gross Site Area (Ha): 36.04 **Net Developable Site Area (Ha):** 27.03

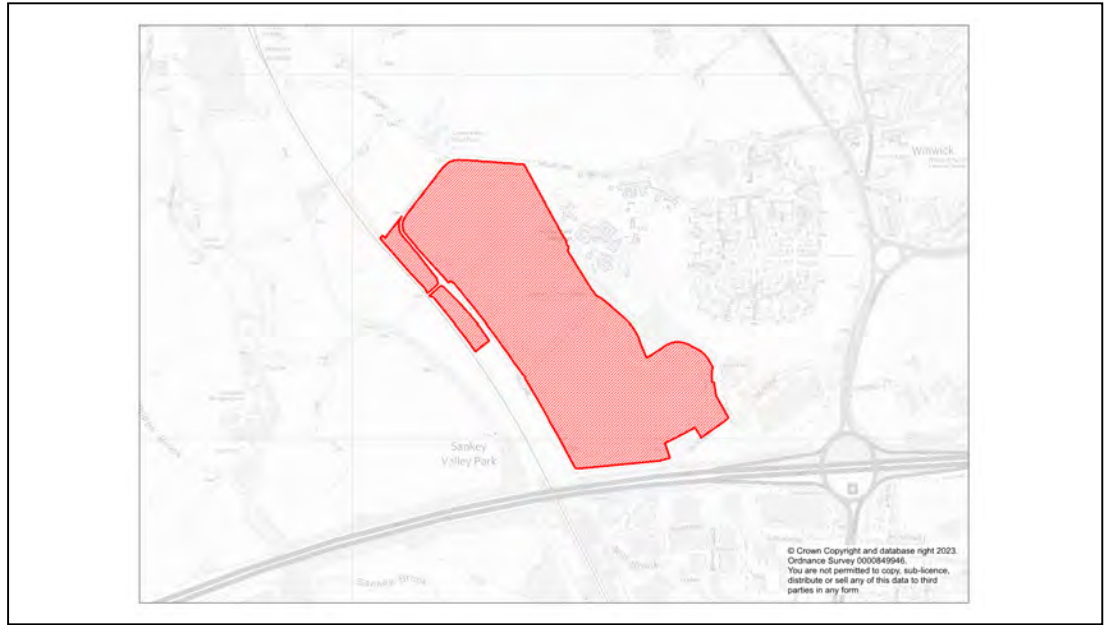
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: West of Warrington Road (r/o 202-258)
Site Address: Glazebury, WA3 5LQ
Ward: Culcheth, Glazebury & Croft
Existing Use: Agricultural

Gross Site Area (Ha): 7.7 **Net Developable Site Area (Ha):** 5.775

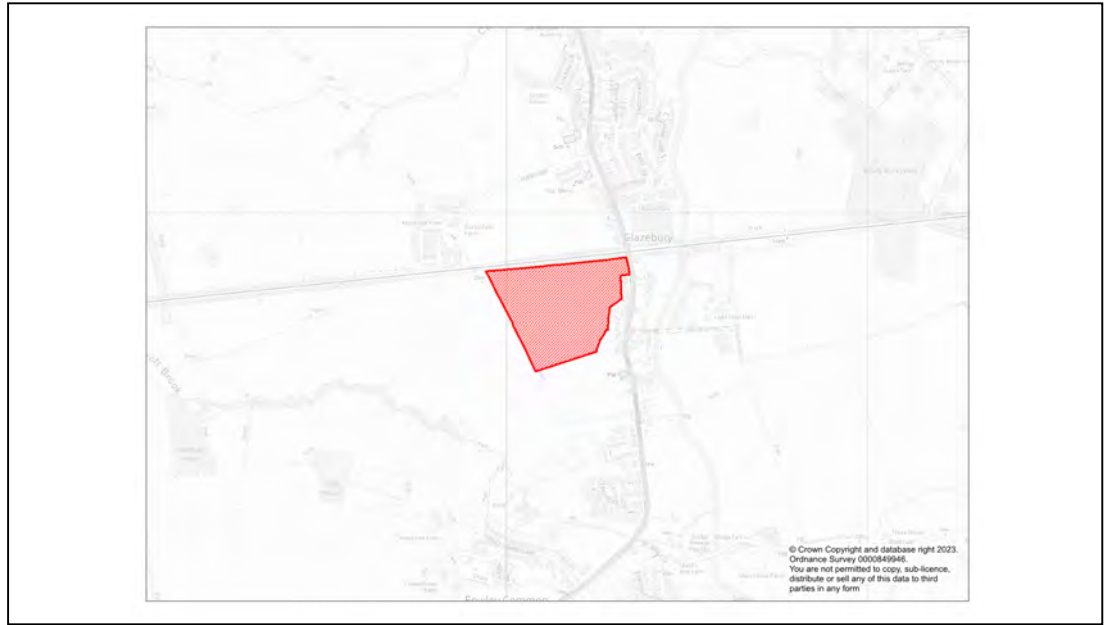
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Land at Bradley Hall Farm
Site Address: Cliff Road, Appleton Thorn
Ward: Grappenhall
Existing Use: Agricultural

Gross Site Area (Ha): 91.32 **Net Developable Site Area (Ha):** 68.49

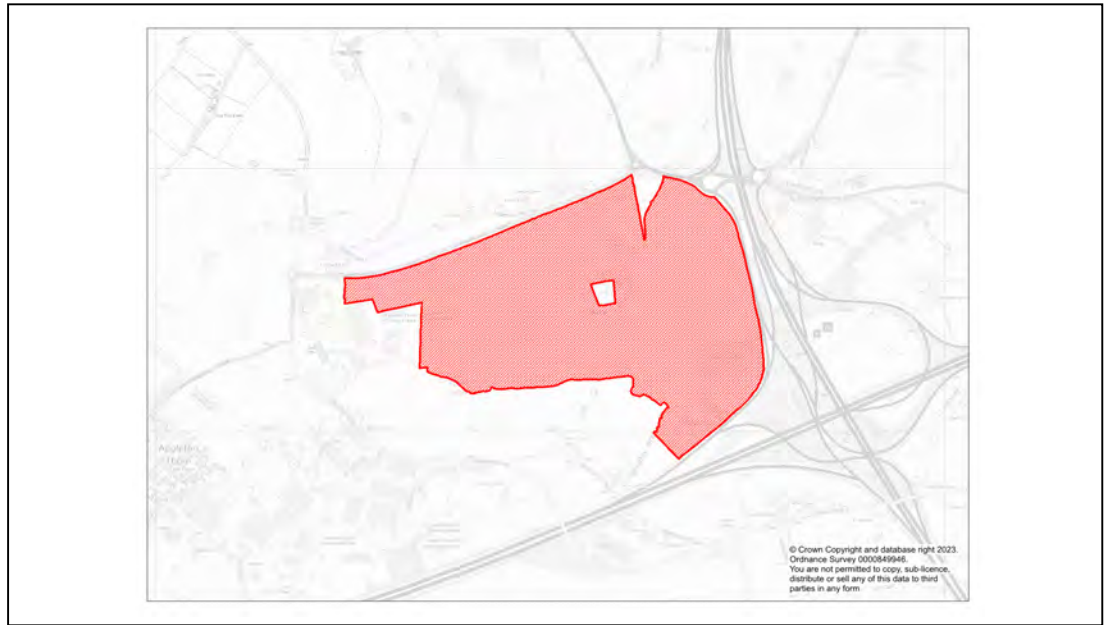
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: The Clough
Site Address: Halfacre Lane, Thelwall, WA4 3JF
Ward: Lymm North & Thelwall
Existing Use: Mixed use

Gross Site Area (Ha): 4.91	Net Developable Site Area (Ha): 3.6825
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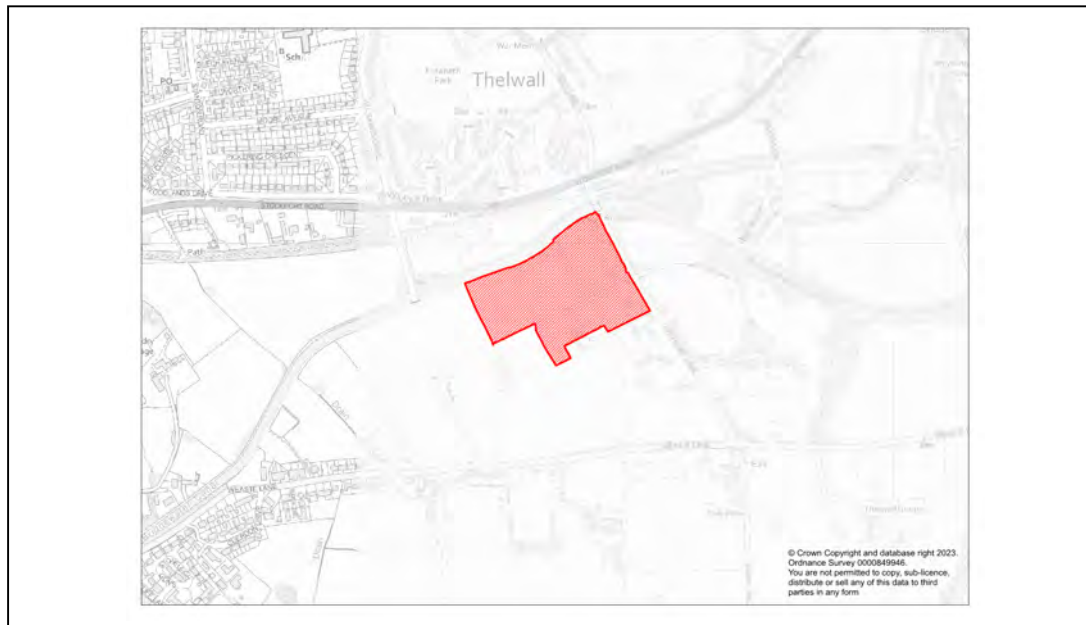
Planning Permission History: n/a

Green Belt: No	Greenfield/PDL: GF
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Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



Active Use:

Site Developable Now:

Promotion by Owner:

Developer Interest:

Known Demand for Housing:

Similar Sites Developed Nearby in last 5 years:

Recommended Gross Capacity: 0

Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Field behind Hunters Moon
Site Address: Barleycastle Lane, Appleton Thorn
Ward: Appleton
Existing Use: Agricultural

Gross Site Area (Ha): 3.5 **Net Developable Site Area (Ha):** 2.625

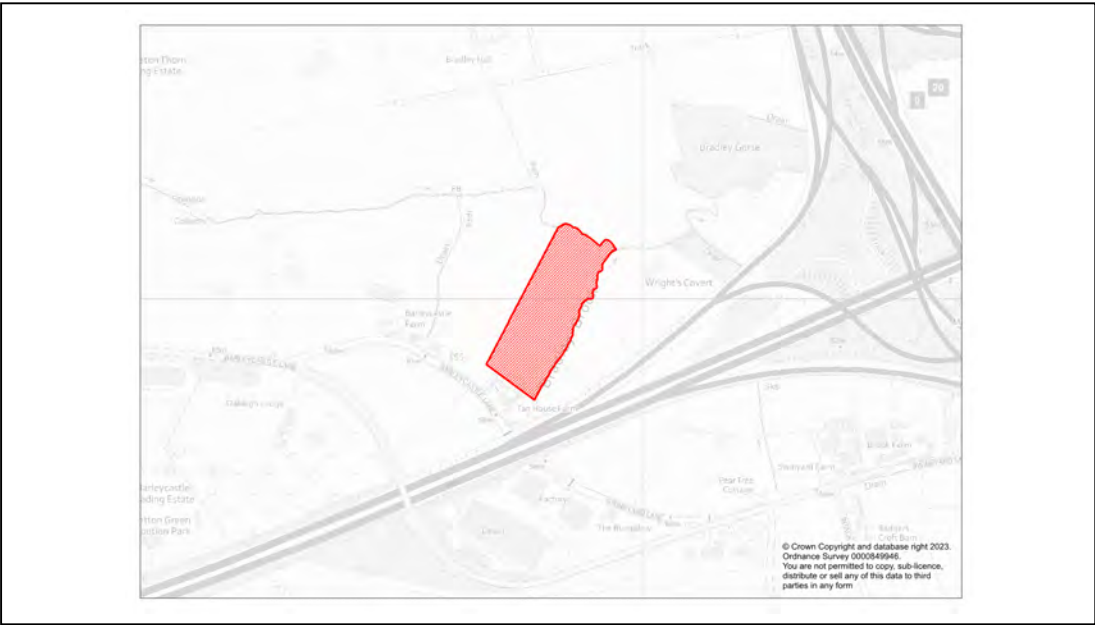
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

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): 3.06 **Net Developable Site Area (Ha):** 22.797

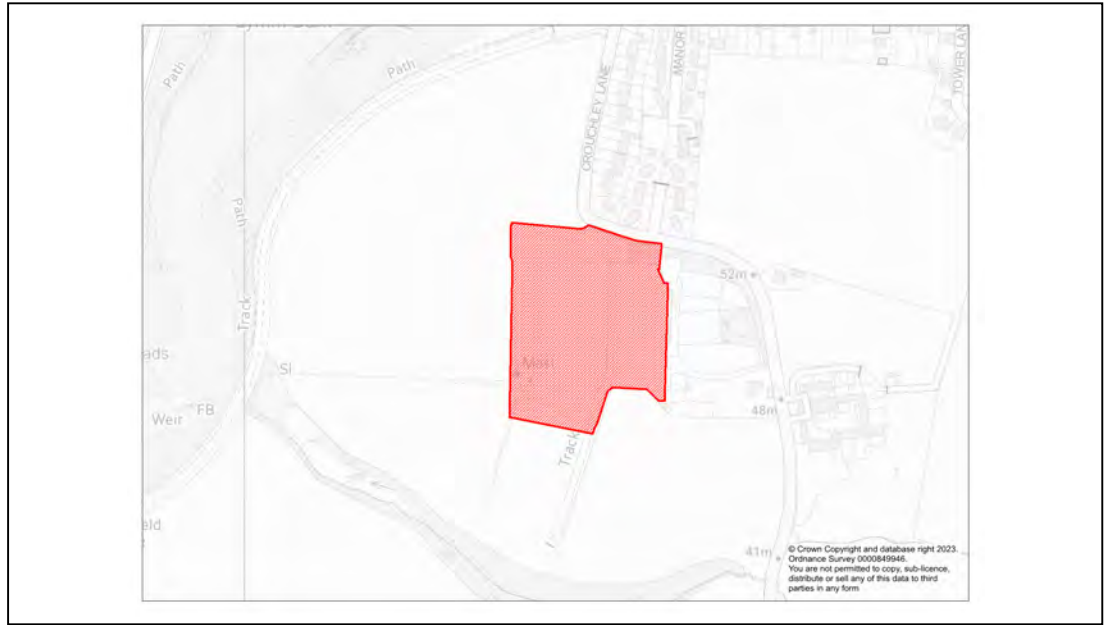
Planning Permission History: 2016/28521

Green Belt: Yes **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site has an extant planning consent. Development has commenced on site insofar as the AGP has been installed. Site is therefore evidently suitable.

Available: Yes
Comments: Site benefits from full planning approval, is in single ownership and hence is considered to be available (albeit that the residential element has not been implemented yet).

Achievable: Yes
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning approval is secured. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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 2024-2029: 14	
2024/25:	2025/26:
2026/27: 10	2027/28: 4
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

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

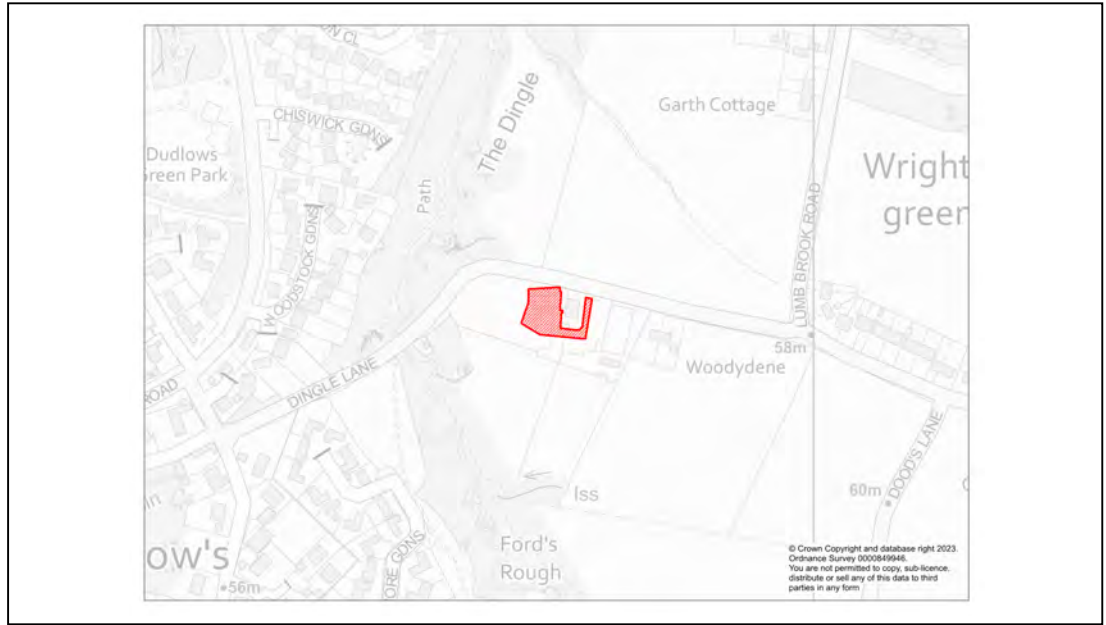
Planning Permission History: 2023/00306/FUL

Green Belt: Yes **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site has an extant planning consent. Development has commenced on site. Site is therefore evidently suitable.

Available: Yes
Comments: Planning consent for residential development implemented. Site is therefore evidently available.

Achievable: Yes
Comments: Site is complete.



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: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

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):** 0.45

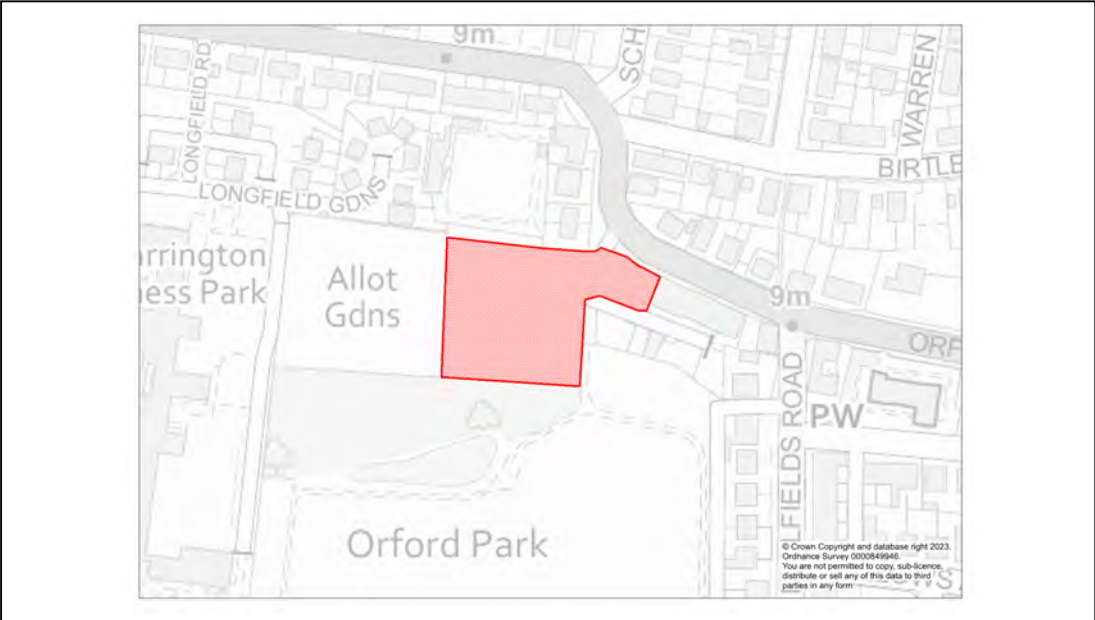
Planning Permission History: 2019/34688

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers.

Available: No
Comments: Site is subject to an ACV application and a recent appeal has been dismissed partly on the grounds that the public house has value to the local community and that its loss would have an adverse impact on such amenities of the local resident.

Achievable: Yes
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. Whilst, a recent planning application (2019/35678) for residential development was refused and dismissed at appeal it is considered that the site is still likely to become available in the longer term; nearby developments have proved successful in the past and there is strong RP interest in this area. Therefore, the site is considered to be developable in the longer term (11-15 year period). Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning approval is secured.



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 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 23	
2034/35:	2035/36:
2036/37: 23	2037/38:
2038/39:	
2039+:	

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): 0.46 **Net Developable Site Area (Ha):** 0.414

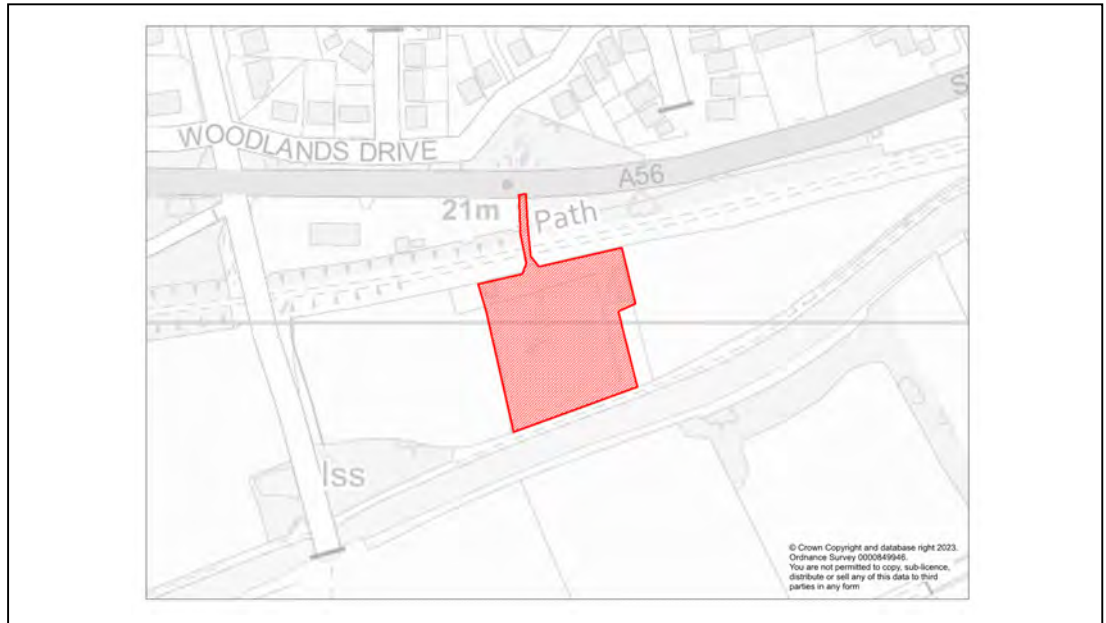
Planning Permission History: 2021/38459

Green Belt: Yes **Greenfield/PDL:** GF/PDL

Suitable: Yes
Comments: Site has an extant planning consent. Development has commenced on site. Site is therefore evidently suitable.

Available: Yes
Comments: Planning consent for residential development implemented. Site is therefore evidently available.

Achievable: Yes
Comments: Site is complete.



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 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

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): 0.59	Net Developable Site Area (Ha): 0.59
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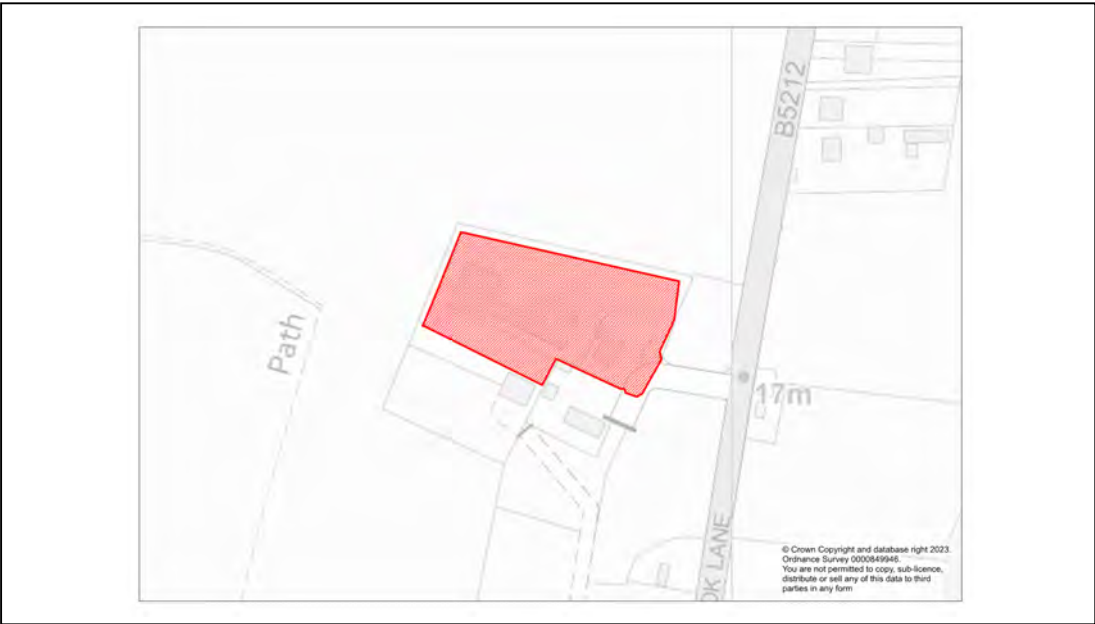
Planning Permission History: 2023/00298/FUL

Green Belt: Yes	Greenfield/PDL: PDL
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Suitable: Yes
Comments: Site has an extant planning consent. Development has commenced on site. Site is therefore evidently suitable.

Available: Yes
Comments: Planning consent for residential development implemented. Site is therefore evidently available.

Achievable: Yes
Comments: The site benefits from full planning consent and development has commenced on site. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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: 8
Residual Net Capacity: 8

Deliverable 2024-2029: 8	
2024/25:	2025/26: 8
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Gross Site Area (Ha): 0.3	Net Developable Site Area (Ha): 0.3
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Planning Permission History: 2019/35667

Green Belt: No	Greenfield/PDL: PDL
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Suitable: Yes
Comments: Site has an extant planning consent. Development has commenced on site. Site is therefore evidently suitable.

Available: Yes
Comments: Planning consent for residential development implemented. Site is therefore evidently available.

Achievable: Yes
Comments: Site is complete.



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

Recommended Gross Capacity: 1
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

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): 1.31	Net Developable Site Area (Ha): 1.179
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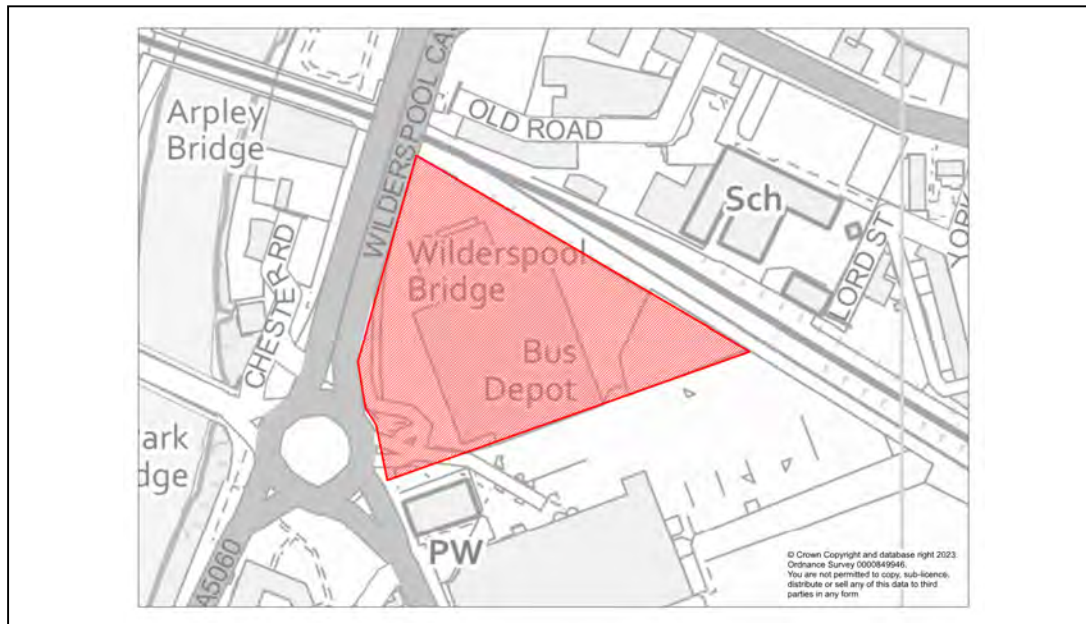
Planning Permission History: n/a

Green Belt: No	Greenfield/PDL: PDL
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Suitable: Yes
Comments: Site is in a sustainable location on the edge of the Town Centre with good access on to Wilderspool Causeway/Brian Beven Island. Whilst the site is currently in active use it falls within the Bank Quay Gateway Masterplanning area. The adopted Warrington Local Plan 2021/22-2038/39 proposes the comprehensive re-development of the area (Policy TC1) for primarily residential uses. Hence, the sites use for residential purposes is entirely consistent with the emerging policy direction.

Available: No
Comments: Planning consent has been granted for the new Bus Depot in the Stadium Quarter (2019/34826) and the development has now been completed. The site has now ceased to be used as WCB Transport Depot for its bus fleet and operations have now relocated to the n

Achievable: Yes
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. The site is located in the Southern Gateway Masterplanning area, where the Council are promoting regeneration. Whilst, the site does not currently benefit from planning consent, there is strong developer interest in this area, particularly given location on the edge of the Town Centre and the Council is progressing feasibility work for the re-development of the site. Therefore, the site is considered to be developable in the medium term (6-10 year period) in accordance with the definition in the NPPF.



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: 153.27
Residual Net Capacity: 153.27000000000001

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 153	
2029/30: 153	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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):** 0.333

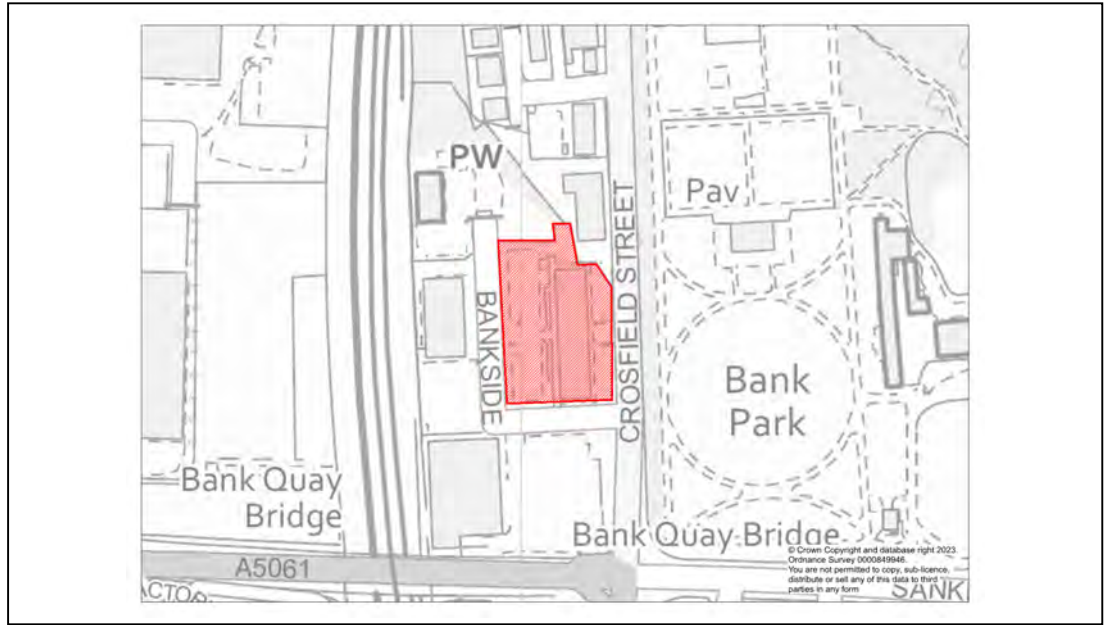
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a sustainable location adjacent to an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers.

Available: No
Comments: Whilst the site has an existing established use for offices the occupancy levels are low. There has been a recent trend of office to residential conversions through the expanded permitted development rights in the town centre. The site therefore constit

Achievable: Yes
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. The site is located in the Warrington Waterfront Masterplanning area, where the Council are promoting regeneration. Whilst, the site does not currently benefit from planning consent, there is strong developer interest in this area, particularly given location on the edge of the Town Centre for office conversion schemes. Therefore, the site is considered to be developable in the medium term (6-10 year period) in accordance with the definition in the NPPF.



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 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 8	
2029/30:	2030/31:
2031/32: 8	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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): 0.39 **Net Developable Site Area (Ha):** 0.351

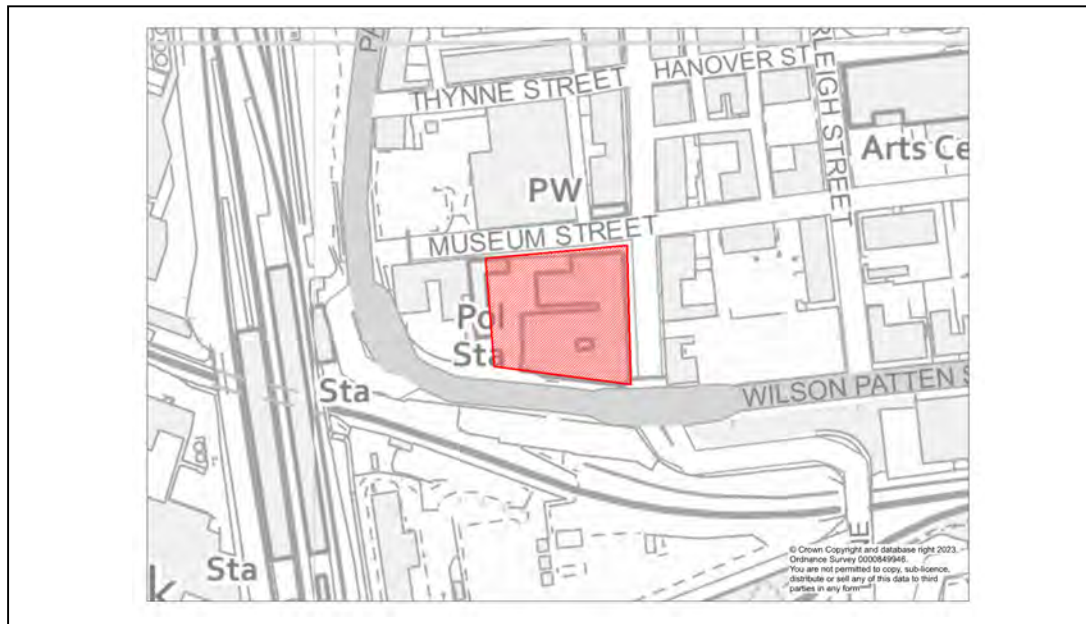
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a sustainable location adjacent to an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers.

Available: No
Comments: Whilst the site has an existing established use as a Police Station, the premises is not considered fit for purpose and Cheshire Constabulary are looking to consolidate there operations on a new single site within the town centre. The site therefore cons

Achievable: Yes
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. The site is located in an area, where the Council are promoting regeneration. Whilst, the site does not currently benefit from planning consent, there is strong developer interest in this area, particularly given location in the Town Centre and adjacent to Bank Quay Stn. Therefore, the site is considered to be developable in the longer term (11-15 year period) in accordance with the definition in the NPPF.



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 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 10	
2034/35:	2035/36:
2036/37: 10	2037/38:
2038/39:	
2039+:	

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): 0.53 **Net Developable Site Area (Ha):** 0.477

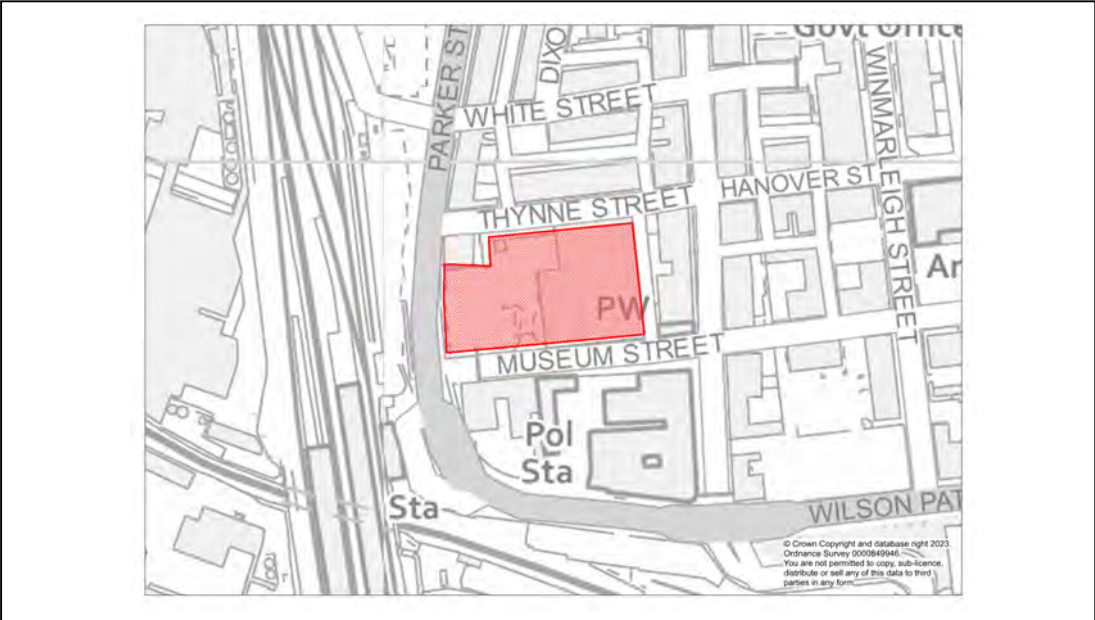
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a sustainable location adjacent to an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers.

Available: No
Comments: Whilst the site has an existing established use as a Police Station, the premises is not considered fit for purpose and Cheshire Constabulary are looking to consolidate there operations on a new single site within the town centre. The site therefore cons

Achievable: Yes
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. The site is located in an area, where the Council are promoting regeneration. Whilst, the site does not currently benefit from planning consent, there is strong developer interest in this area, particularly given location in the Town Centre and adjacent to Bank Quay Stn. Therefore, the site is considered to be developable in the longer term (11-15 year period) in accordance with the definition in the NPPF.



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: 23.85
Residual Net Capacity: 23.849999999999998

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 24	
2034/35:	2035/36:
2036/37: 20	2037/38: 4
2038/39:	
2039+:	

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

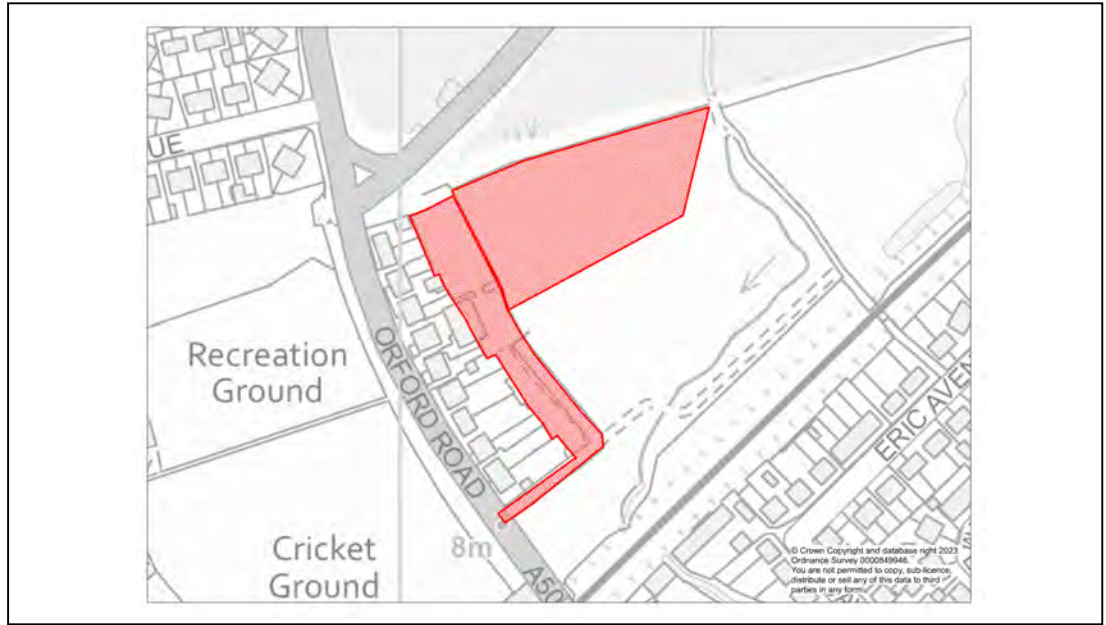
Planning Permission History: 2019/34628

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site has a recently expired prior approval planning consent. No material change of circumstances since the permission was granted. Site is therefore evidently suitable.

Available: Yes
Comments: Previous consent has now expired. However, the site is currently being promoted for a different form of residential development.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning permission is secured. Therefore, the site is considered to be developable in the medium term (6-10 year period) in accordance with the definition in the NPPF.



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 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 1	
2029/30: 1	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: Omega South (Phase 6)
Site Address: Omega South, Warrington, WA5 7XQ
Ward: Burtonwood & Winwick
Existing Use: Former Airbase

Gross Site Area (Ha): 5.5 **Net Developable Site Area (Ha):** 5.5

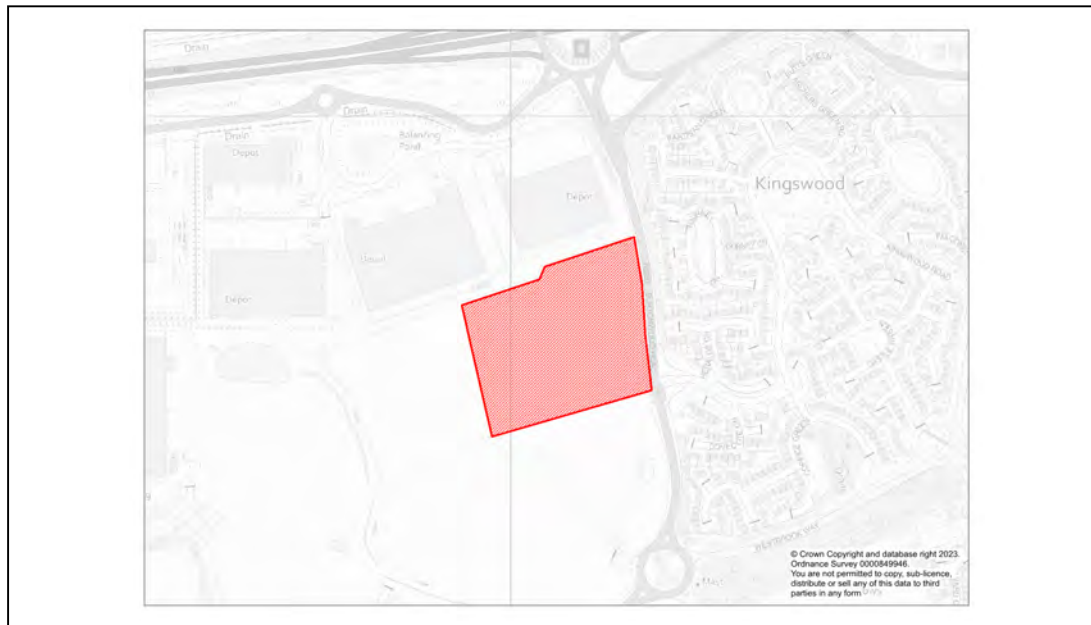
Planning Permission History: 2021/40279

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site has an extant planning consent. Development has commenced on site. Site is therefore evidently suitable.

Available: Yes
Comments: Planning consent for residential development implemented. Site is therefore evidently available.

Achievable: Yes
Comments: The site benefits from full planning consent and development has commenced on site. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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: 195
Residual Net Capacity: 100

Deliverable 2024-2029: 100	
2024/25: 55	2025/26: 45
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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 South (Phase 7)
Site Address: Omega South, Warrington, WA5 3TZ
Ward: Burtonwood & Winwick
Existing Use: Former Airbase

Gross Site Area (Ha): 5.5	Net Developable Site Area (Ha): 5.5
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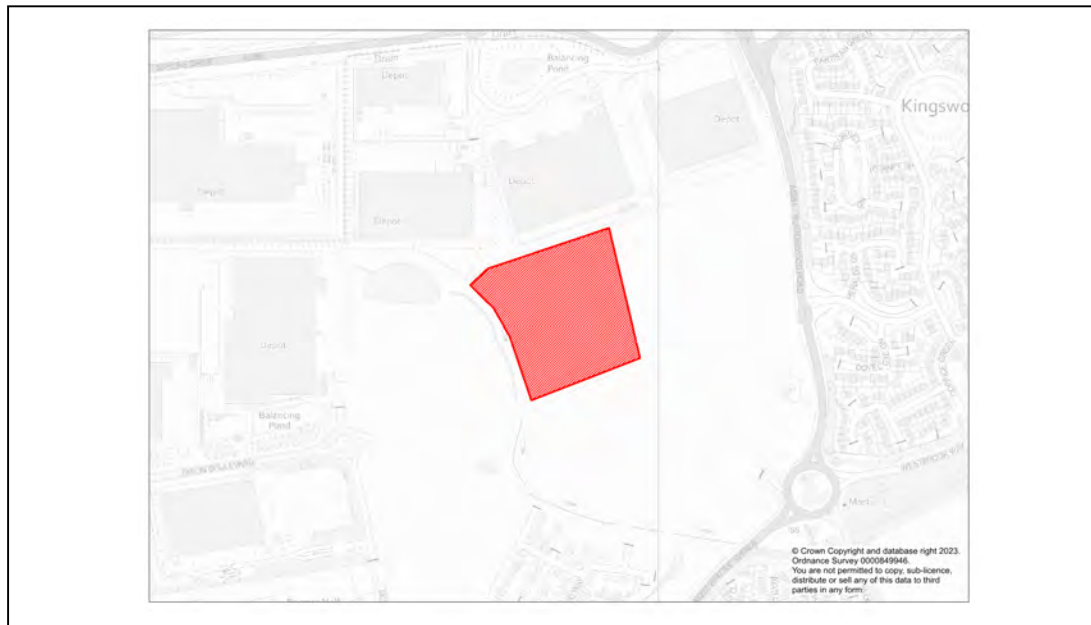
Planning Permission History: 2022/42709

Green Belt: No	Greenfield/PDL: PDL
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Suitable: Yes
Comments: Site has an extant planning consent. Development has commenced on site. Site is therefore evidently suitable.

Available: Yes
Comments: Planning consent for residential development implemented. Site is therefore evidently available.

Achievable: Yes
Comments: The site benefits from full planning consent and development has commenced on site. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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: 195
Residual Net Capacity: 195

Deliverable 2024-2029: 195	
2024/25: 55	2025/26: 55
2026/27: 55	2027/28: 30
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Gross Site Area (Ha): 12.8	Net Developable Site Area (Ha): 12.8
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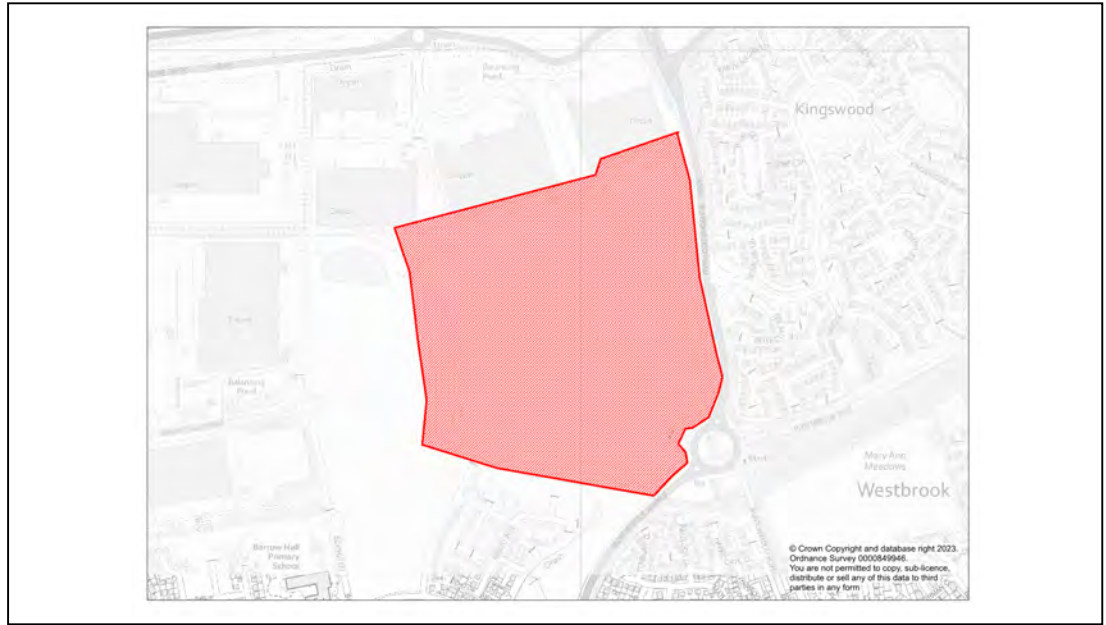
Planning Permission History: 2019/36241

Green Belt: No	Greenfield/PDL: PDL
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Suitable: Yes
Comments: Site has an extant planning consent. No material change of circumstances since the permission was granted. Site is therefore evidently suitable.

Available: Yes
Comments: Site benefits from outline planning approval, is in single ownership and hence is considered to be available.

Achievable: Yes
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. Nearby developments in recent years have proved successful and there remains a strong developer interest in this area of west Warrington. Planning consent for residential development on wider site in the process of being implemented. Site clearance works and preparatory works being undertaken. Reseerved matters applications submitted for four phases. Therefore, the site is evidently achievable.



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: 617
Residual Net Capacity: 227

Deliverable 2024-2029: 192	
2024/25:	2025/26: 27
2026/27: 55	2027/28: 55
2028/29: 55	
Developable 2029-2034: 35	
2029/30: 35	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

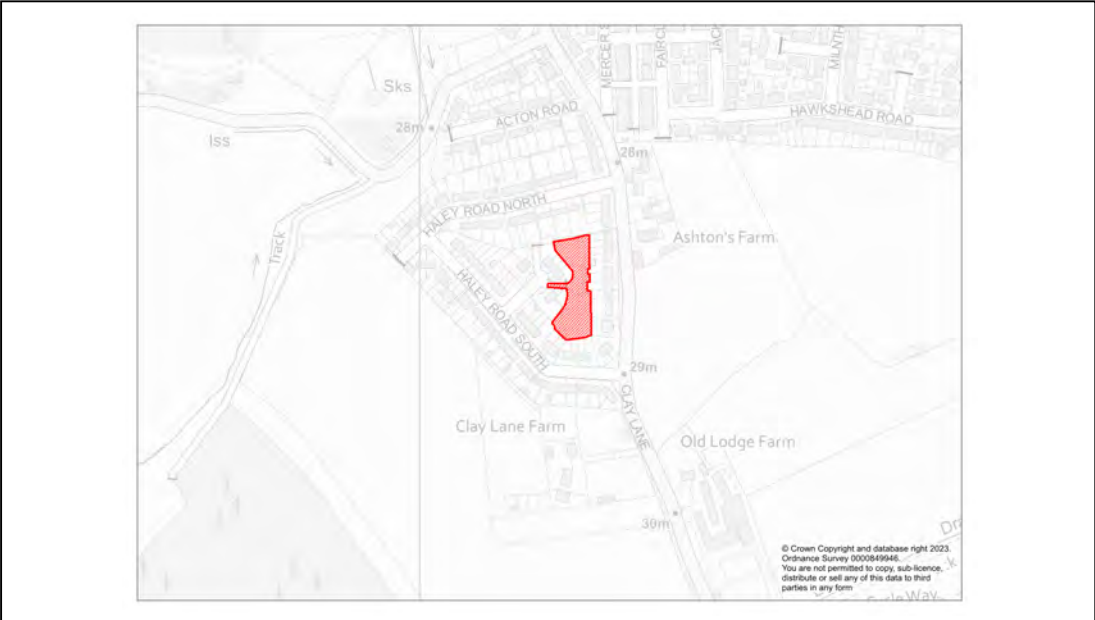
Planning Permission History: 2020/36309

Green Belt: No **Greenfield/PDL:** GF/PDL

Suitable: Yes
Comments: Site has a recently expired prior approval planning consent. No material change of circumstances since the permission was granted. Site is therefore evidently suitable.

Available: Yes
Comments: Previous consent has now expired and the owners intentions for the site are now unknown.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning permission is secured. Therefore, the site is considered to be developable in the medium term (6-10 year period) in accordance with the definition in the NPPF.



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: 4
Residual Net Capacity: 4

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 4	
2029/30:	2030/31:
2031/32: 4	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: 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

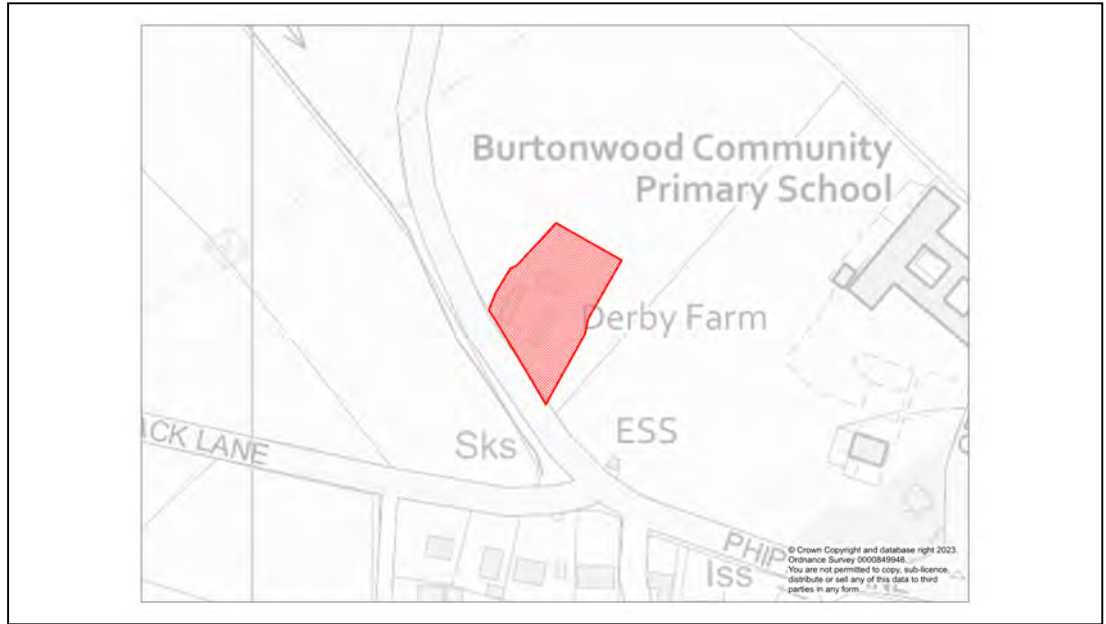
Planning Permission History: 2020/37573

Green Belt: Yes **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site has an extant planning consent. Development has commenced on site. Site is therefore evidently suitable.

Available: Yes
Comments: Planning consent for residential development implemented. Site is therefore evidently available.

Achievable: Yes
Comments: Site is complete.



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: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

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): 7.337
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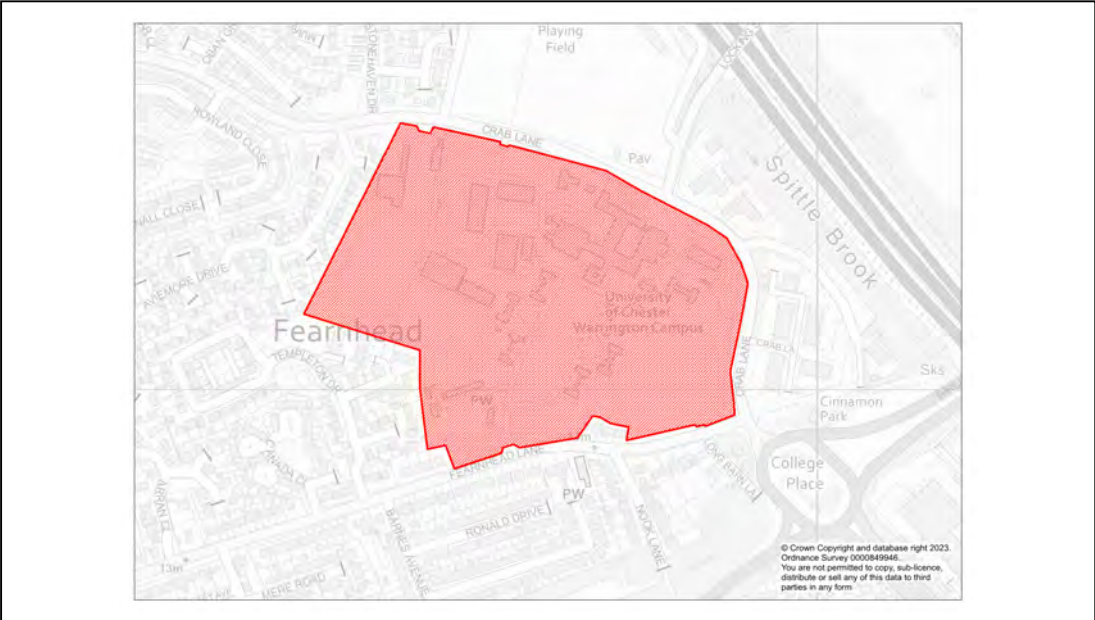
Planning Permission History: n/a

Green Belt: No	Greenfield/PDL: GF/PDL
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Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who is promoting the site. It is therefore evidently available.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. It is likely that the nature of the site lends itself to high density apartment development. Whilst, the site does not benefit from planning consent, there is strong developer interest in this area, particularly given location in the suburban area in fairly close proximity to Local and Neighbourhood Centres. Therefore, the site is considered to be developable in the medium term (6-10 year period) in accordance with the definition in the NPPF.



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: 220.11
Residual Net Capacity: 220.10999999999999

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 220	
2029/30: 27	2030/31: 55
2031/32: 55	2032/33: 55
2033/34: 28	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: Open Space

Gross Site Area (Ha): 0.5 **Net Developable Site Area (Ha):** 0.45

Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who is promoting the site. It is therefore evidently available.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Whilst, the site does not benefit from planning consent, it is owned by the Council who are actively seeking to bring the site forward in the short time to meet specialist housing needs. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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 2024-2029: 55	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29: 55	
Developable 2029-2034: 0	
2029/30: 0	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Site is considered suitable, available and achievable notwithstanding that it does not currently benefit from a planning approval for residential development. The site is therefore considered deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

Site Name: 82 Burford Lane
Site Address: Lymm, Warrington, WA13 0SJ
Ward: Lymm South
Existing Use: Agricultural building

Gross Site Area (Ha): 0.785 **Net Developable Site Area (Ha):** 0.7065

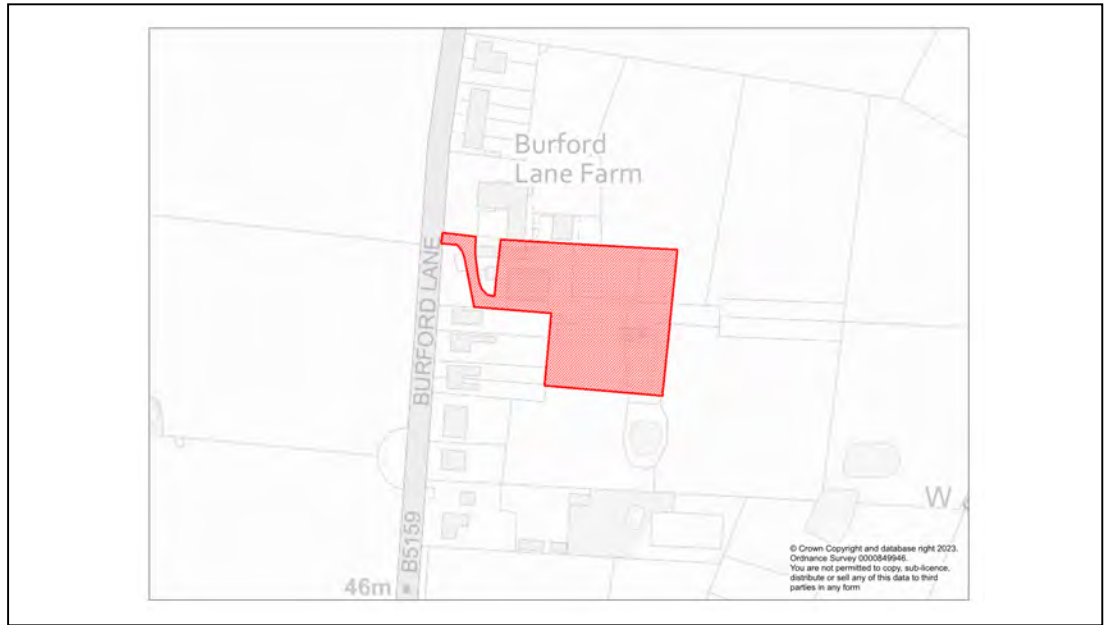
Planning Permission History: 2020/38388

Green Belt: Yes **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site has an extant planning consent. Development has commenced on site. Site is therefore evidently suitable.

Available: Yes
Comments: Planning consent for residential development implemented. Site is therefore evidently available.

Achievable: Yes
Comments: Site is complete.



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: 3
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Concluding Recommendation: Suitable, available and achievable

Site Name: Culcheth Hall Farm Barns
Site Address: Withington Avenue, Culcheth, Warrington, WA3 4AN
Ward: Culcheth, Glazebury & Croft
Existing Use: Vacant land

Gross Site Area (Ha): 0.3	Net Developable Site Area (Ha): 0.3
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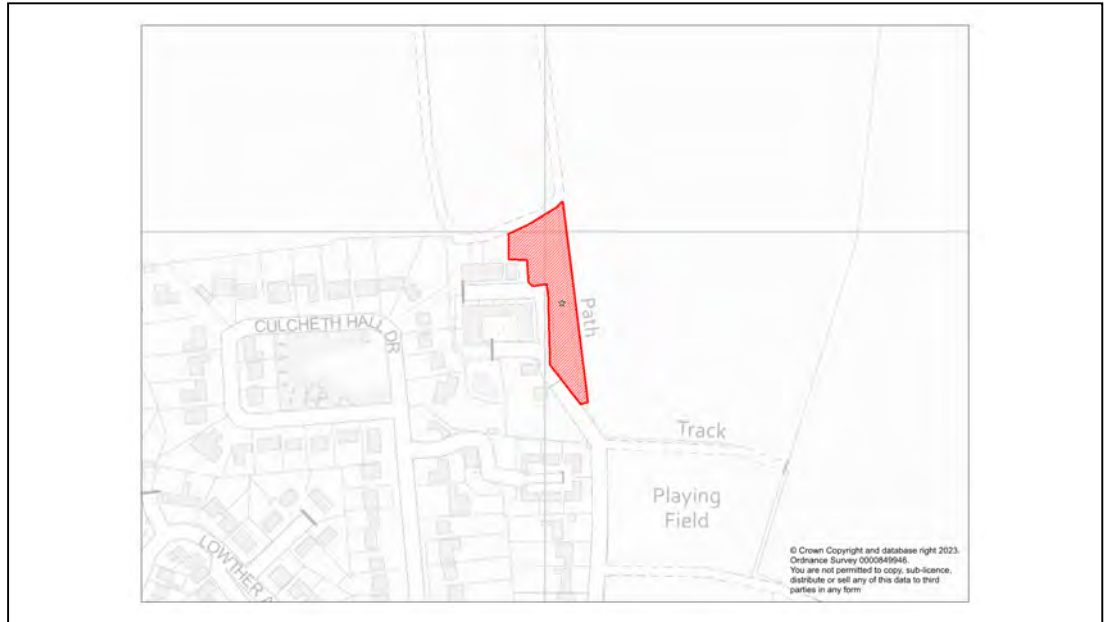
Planning Permission History: 2021/39905

Green Belt: No	Greenfield/PDL: GF
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Suitable: Yes
Comments: Site has an extant planning consent. No material change of circumstances since the permission was granted. Site is therefore evidently suitable.

Available: Yes
Comments: Site benefits from full planning approval, is in single ownership and hence is considered to be available.

Achievable: Yes
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning approval is secured. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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: 3
Residual Net Capacity: 3

Deliverable 2024-2029: 3	
2024/25:	2025/26: 3
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: 137 Higher Lane
Site Address: Lymm, Warrington, WA13 0BU
Ward: Lymm South
Existing Use:

Gross Site Area (Ha): 0.64	Net Developable Site Area (Ha): 0.64
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Planning Permission History: 2021/39268

Green Belt: No	Greenfield/PDL: GF
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Suitable: Yes
Comments: Site has an extant planning consent. No material change of circumstances since the permission was granted. Site is therefore evidently suitable.

Available: Yes
Comments: Site benefits from full planning approval, is in single ownership and hence is considered to be available.

Achievable: Yes
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning approval is secured. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



Active Use: Yes
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 2024-2029: 1	
2024/25:	2025/26: 1
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: 62 & 64 Whitefield Road
Site Address: Stockton Heath, Warrington, WA4 6NA,
Ward: Stockton Heath
Existing Use: Residential

Gross Site Area (Ha): 0.66	Net Developable Site Area (Ha): 0.66
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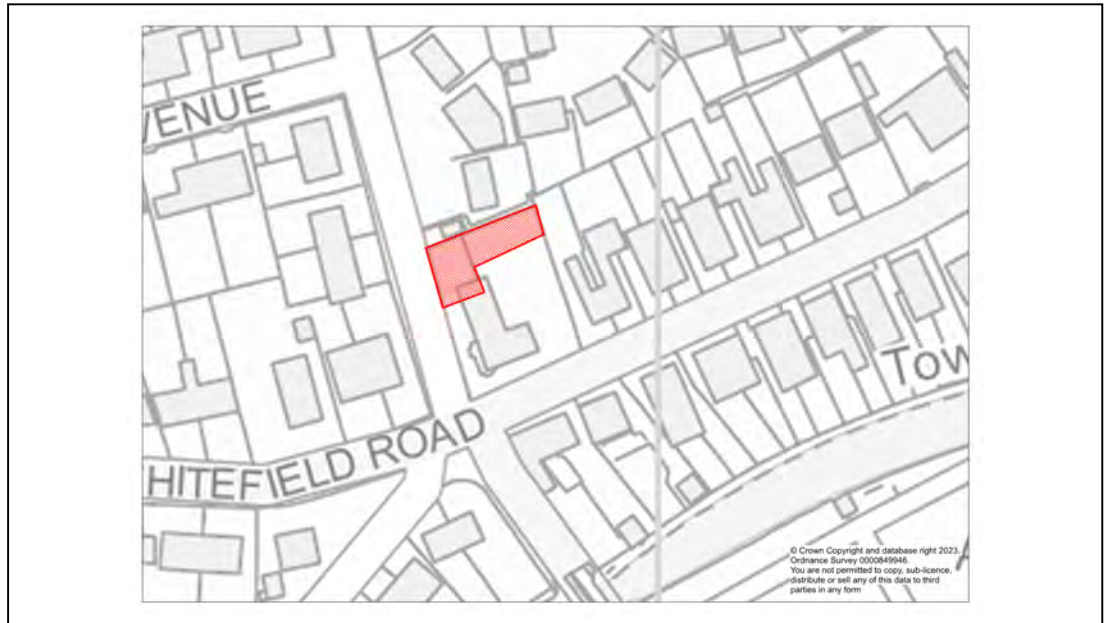
Planning Permission History: 2021/40714

Green Belt: No	Greenfield/PDL: GF
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Suitable: Yes
Comments: Site has an extant planning consent. Development has commenced on site. Site is therefore evidently suitable.

Available: Yes
Comments: Planning consent for residential development implemented. Site is therefore evidently available

Achievable: Yes
Comments: The site benefits from full planning consent and development has commenced on site. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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 2024-2029: 1	
2024/25:	2025/26: 1
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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 between Claude Street and Marsh House Lane
Site Address: Orford, Warrington, WA1 3QX
Ward: Fairfield & Howley
Existing Use: Derelict site

Gross Site Area (Ha): 0.73	Net Developable Site Area (Ha): 0.657
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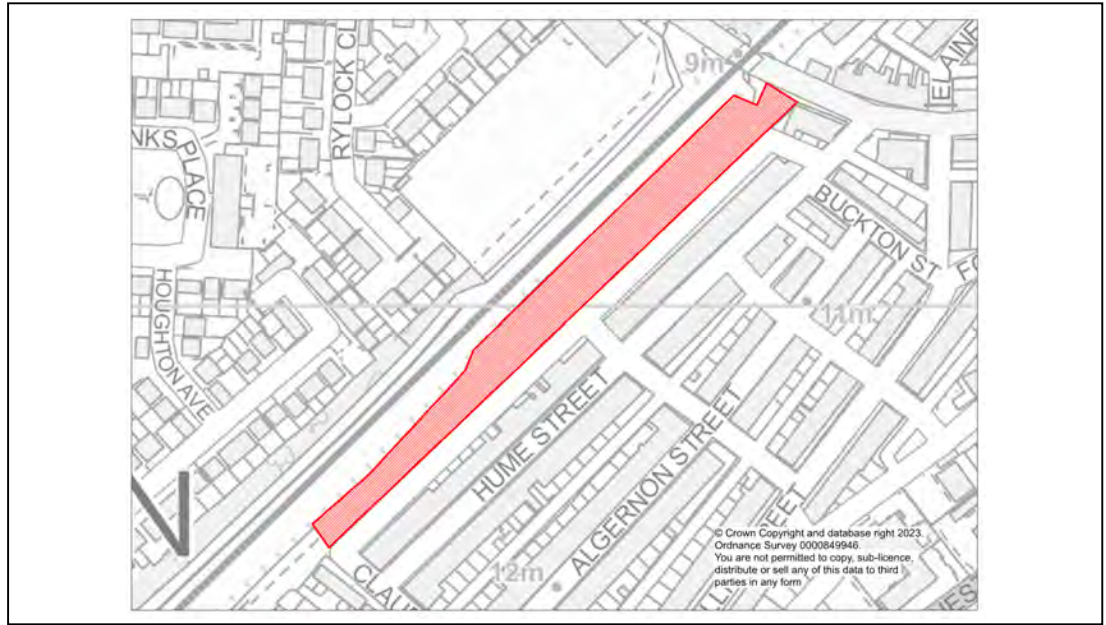
Planning Permission History: n/a

Green Belt: No	Greenfield/PDL: PDL
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Suitable: Yes
Comments: Site is in a sustainable location with easy walking distance of the Town Centre. It is a derelict site that lies in the priority regeneration area of Inner Warrington. The adopted Warrington Local Plan 2021/22-2038/39 support the regeneration of this area (Policy DC1) for a mix of uses that include residential. Hence, the sites use for residential purposes is entirely consistent with policy.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who is promoting the site for residential development via the submission of a pre-application enquiry in 2023 (PR/2022/04712). It is therefore evidently available.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Whilst, the site does not currently benefit from planning consent it has been identified for potential delivery of housing following rationalisation of assets. Therefore, the site is considered to be developable (6-10 year period) in accordance with the definition in the NPPF.



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: 32.85
Residual Net Capacity: 32.850000000000001

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 33	
2029/30: 10	2030/31: 20
2031/32: 3	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: Former Thelwall Grange Nursing Home
Site Address: Weaste Lane, Thelwall, Warrington, WA4 3JJ
Ward: Lymm North & Thelwall
Existing Use: Nursing Home

Gross Site Area (Ha): 1.6	Net Developable Site Area (Ha): 1.6
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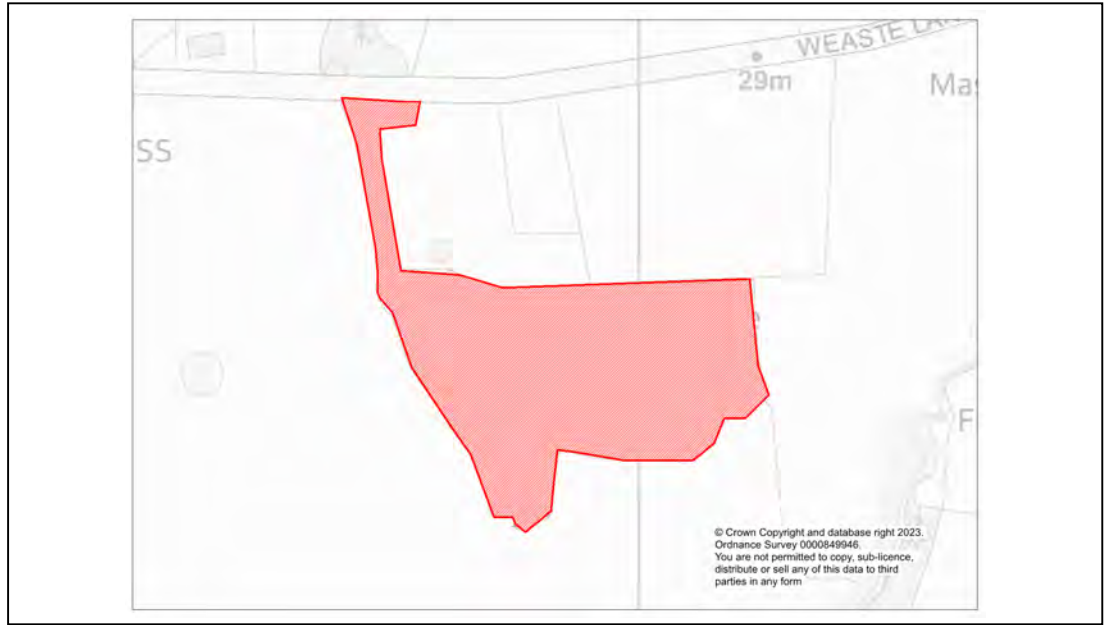
Planning Permission History: 2023/01226/FULM

Green Belt: Yes	Greenfield/PDL: PDL
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Suitable: Yes
Comments: Site is in a relatively sustainable location. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who is promoting the site for residential development via the submission of a planning application (2023/01226/FULM). It is therefore evidently available.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Whilst, the site does not currently benefit from planning consent it is being promoted for residential use by the owner. Therefore, the site is considered to be developable (6-10 year period) in accordance with the definition in the NPPF.



Active Use: Unknown
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: 8
Residual Net Capacity: 8

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 8	
2029/30:	2030/31: 8
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: James Phoenix House
Site Address: Hilden Road, Orford, Warrington, WA2 0JP
Ward: Poplars & Hulme
Existing Use: Cleared site

Gross Site Area (Ha): 0.4	Net Developable Site Area (Ha): 0.4
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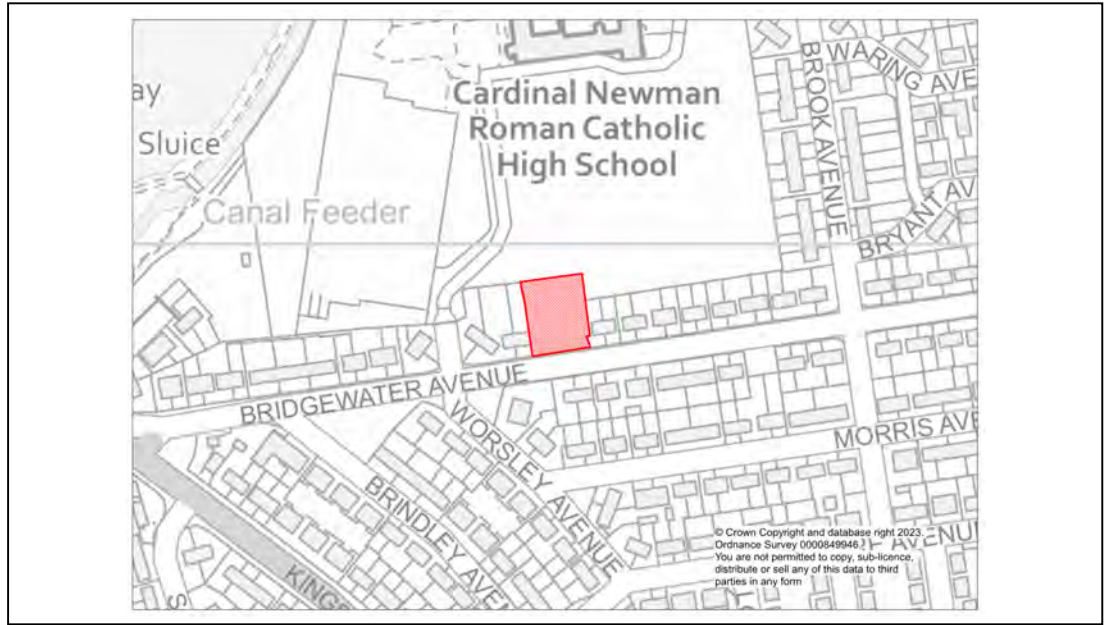
Planning Permission History: n/a

Green Belt: No	Greenfield/PDL: PDL
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Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers.

Available: Yes
Comments: The site is in single and public ownership and the owners are promoting development of the site. It is therefore evidently available.

Achievable: Yes
Comments: Development is not considered to be achievable at the present time. The sites deliverability must be proven given the other policy constraints.



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: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: 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.

Concluding Recommendation: Constrained

Site Name: Former Springbrook PH
Site Address: Stockport Road, Grappenhall, Warrington, WA4 2WA
Ward: Lymm North & Thelwall
Existing Use: Former PH

Gross Site Area (Ha): 1.2	Net Developable Site Area (Ha): 1.2
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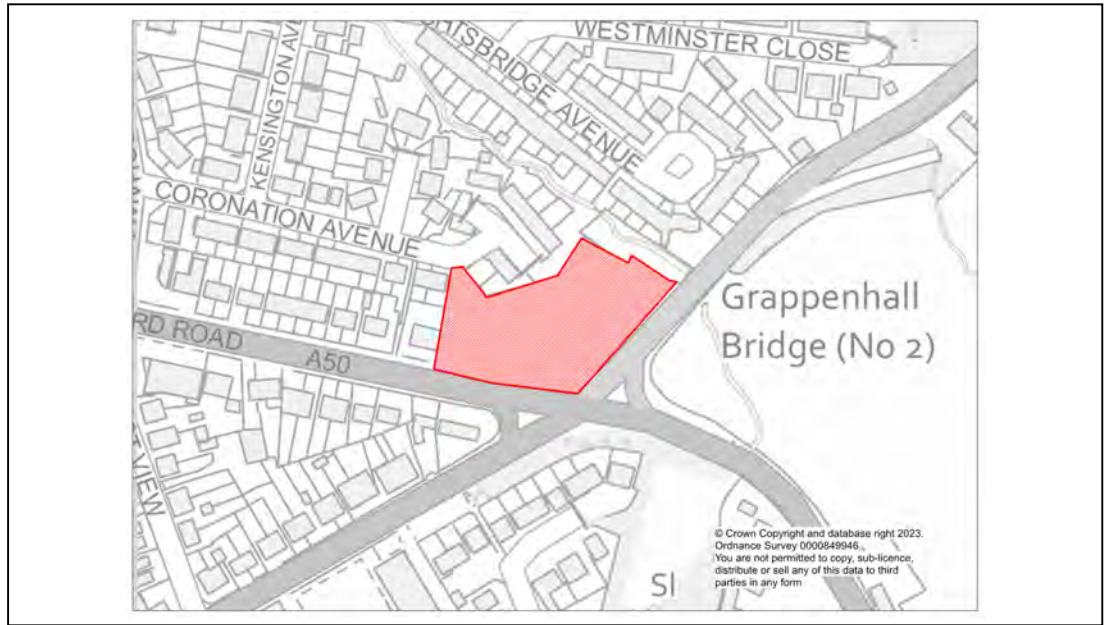
Planning Permission History: 2021/38631

Green Belt: No	Greenfield/PDL: PDL
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Suitable: Yes
Comments: Site has an extant planning consent. Development has commenced on site. Site is therefore evidently suitable.

Available: Yes
Comments: Site is complete.

Achievable: Yes
Comments: Site is complete.



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: 38.88888889
Residual Net Capacity: -0.11111111111111427

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Concluding Recommendation: Suitable, available and achievable

Site Name: Fiddlers Ferry Power Station
Site Address: Widnes Road (A562), Cuerdley, Warrington, WA5 2UT
Ward: Penketh & Cuerdley
Existing Use: Agricultural

Gross Site Area (Ha): 32.1 **Net Developable Site Area (Ha):** 24.075

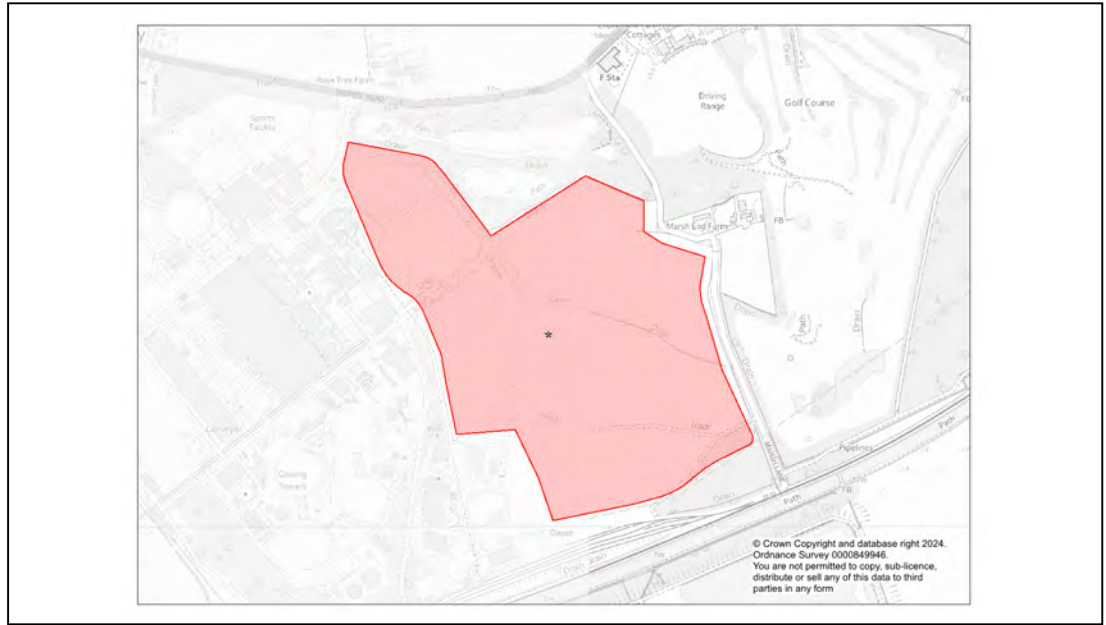
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site has been removed from the Green Belt and allocated for residential development in the recently adopted Warrington Local Plan 2021/22-2038/39. In addition the site now has an approved Development Framework.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who has promoted the site through the Local Plan review and now a Development Framework (approved 9th Sept 2024).

Achievable: Yes
Comments: The site benefits from an allocation for residential development through the adopted Warrington Local Plan 2021/22-2038/39 and is the subject of a planning application. The Local Plan housing trajectory that was supported by signed Statements of Common Ground with all the developers of the proposed allocation sites identifies the site as being deliverable within 5 years. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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: 860
Residual Net Capacity: 860

Deliverable 2024-2029: 175	
2024/25:	2025/26:
2026/27: 35	2027/28: 70
2028/29: 70	
Developable 2029-2034: 330	
2029/30: 70	2030/31: 70
2031/32: 70	2032/33: 60
2033/34: 60	
Developable 2034-2039: 300	
2034/35: 60	2035/36: 60
2036/37: 60	2037/38: 60
2038/39: 60	
2039+: 55	

Concluding Comments: Site currently benefits from a mixed use residential and employment allocation in the recently adopted Local Plan and the commencement of work on the Development Framework. Capacity is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

Site Name: Land north of Manchester Road (A57)
Site Address: Hollins Green, Warrington, WA3 6JT
Ward: Rixton & Woolston
Existing Use: Agricultural

Gross Site Area (Ha): 3.9 **Net Developable Site Area (Ha):** 2.925

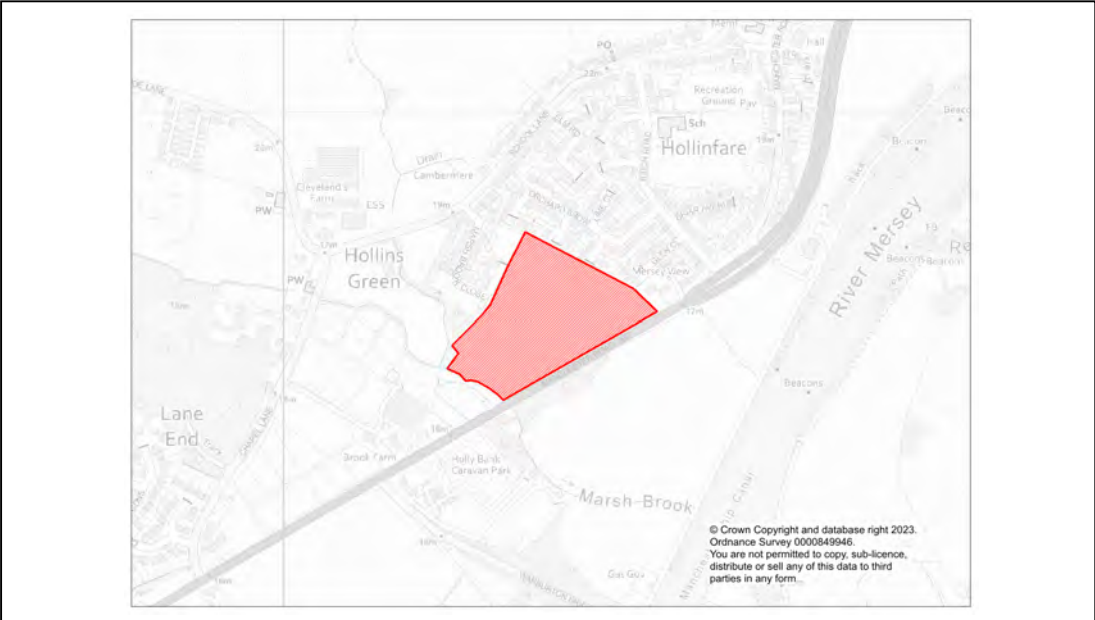
Planning Permission History: 2023/00660/OUTM

Green Belt: No **Greenfield/PDL:** GF

Suitable: Yes
Comments: Site has been removed from the Green Belt and allocated for residential development in the recently adopted Warrington Local Plan 2021/22-2038/39. In addition the site is now subject to a planning application (2023/00660/OUTM) that is currently undetermined.

Available: Yes
Comments: The site is in single ownership and availability has been confirmed by the landowner who has promoted the site through the Local Plan review and now a planning application.

Achievable: Yes
Comments: The site benefits from an allocation for residential development through the adopted Warrington Local Plan 2021/22-2038/39 and is the subject of a planning application. The Local Plan housing trajectory that was supported by signed Statements of Common Ground with all the developers of the proposed allocation sites identifies the site as being deliverable within 5 years. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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 2024-2029: 105	
2024/25:	2025/26:
2026/27: 35	2027/28: 35
2028/29: 35	
Developable 2029-2034: 5	
2029/30: 5	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Site is considered suitable, available and achievable due to its allocation in the recently adopted Local Plan and the submission of a planning application. The site is therefore considered to be deliverable (0-5).

Concluding Recommendation: Suitable, available and achievable

Site Name: Land r/o Black Swan PH & graveyard
Site Address: Dam Lane, Hollins Green, Warrington, WA3 6LA
Ward: Rixton & Woolston
Existing Use: Agricultural

Gross Site Area (Ha): 5.49 **Net Developable Site Area (Ha):** 4.1175

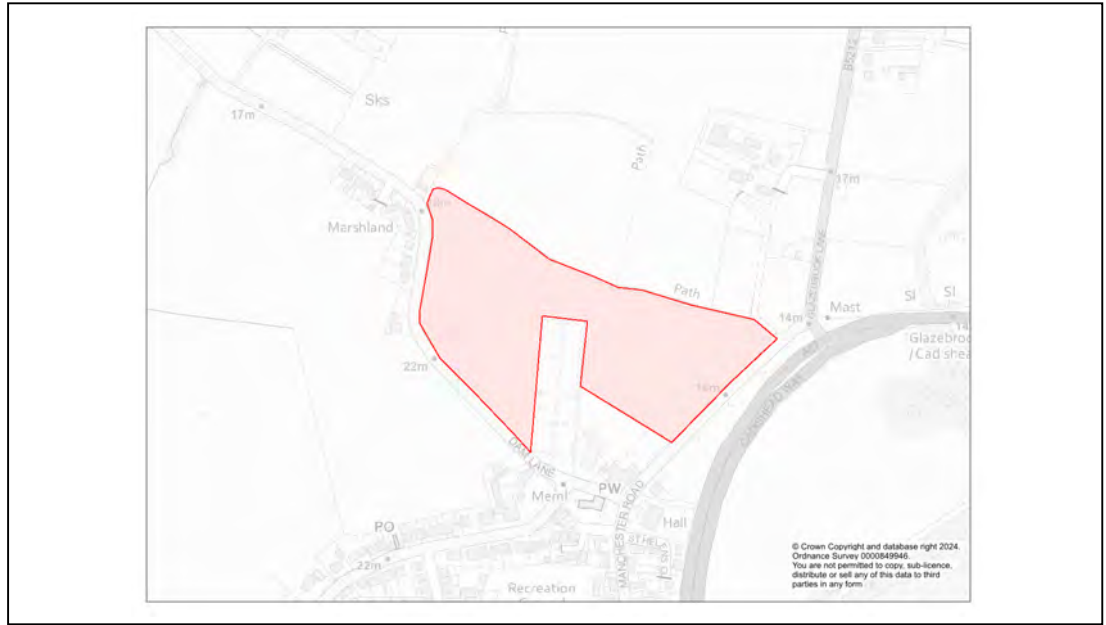
Planning Permission History: n/a

Green Belt: Yes **Greenfield/PDL:** GF

Suitable: Yes
Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Council have undertaken a comprehensive review of Warrington’s Green Belt as part of the evidence base for the newly adopted Warrington Local Plan 2021/22-2038/39. It was concluded that this site was not appropriate for future development and should be retained in the Green Belt.

Available:
Comments:

Achievable:
Comments:



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

Recommended Gross Capacity: 0
Residual Net Capacity: 0

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Concluding Recommendation: Constrained

Site Name: Chat Moss
Site Address: Chat Moss, 207 Warrington Road, Warrington, WA3 5LL
Ward: Culcheth, Glazebury & Croft
Existing Use: Public House

Gross Site Area (Ha): 0.48 **Net Developable Site Area (Ha):** 0.48

Planning Permission History: 2021/39385

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site has an extant planning consent. No material change of circumstances since the permission was granted. Site is therefore evidently suitable.

Available: Yes
Comments: Site benefits from full planning approval, is in single ownership and hence is considered to be available.

Achievable: Yes
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning approval is secured. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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

Recommended Gross Capacity: 7
Residual Net Capacity: 7

Deliverable 2024-2029: 7	
2024/25:	2025/26:
2026/27: 7	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Site is considered suitable, likely to become available 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: New House Farm
Site Address: Hatton Lane, Hatton, Warrington, WA4 4DA
Ward: Appleton
Existing Use: Equestrian

Gross Site Area (Ha): 1.13 **Net Developable Site Area (Ha):** 1.13

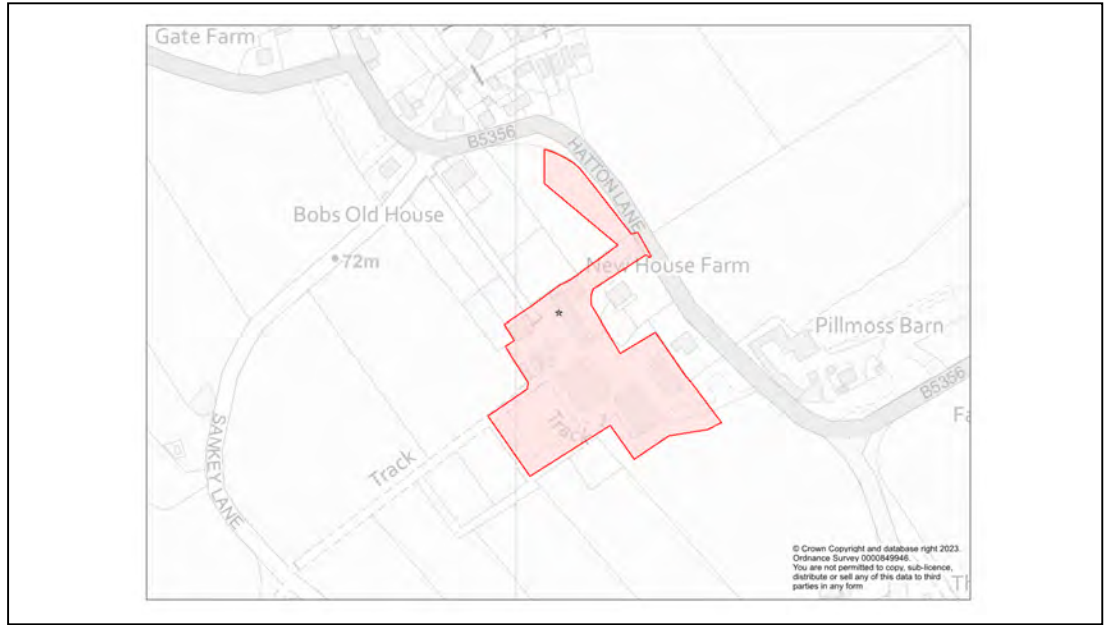
Planning Permission History: 2022/42052

Green Belt: Yes **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site has an extant planning consent. Development has commenced on site. Site is therefore evidently suitable.

Available: Yes
Comments: Planning consent for residential development implemented. Site is therefore evidently available.

Achievable: Yes
Comments: The site benefits from full planning consent and development has commenced on site. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



Active Use: Yes
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: 26
Residual Net Capacity: 26

Deliverable 2024-2029: 26	
2024/25: 26	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: Canalside Farm
Site Address: Runcorn Road, Walton, Warrington, WA4 6TP
Ward: Appleton
Existing Use: Barn

Gross Site Area (Ha): 1.1 **Net Developable Site Area (Ha):** 1.10

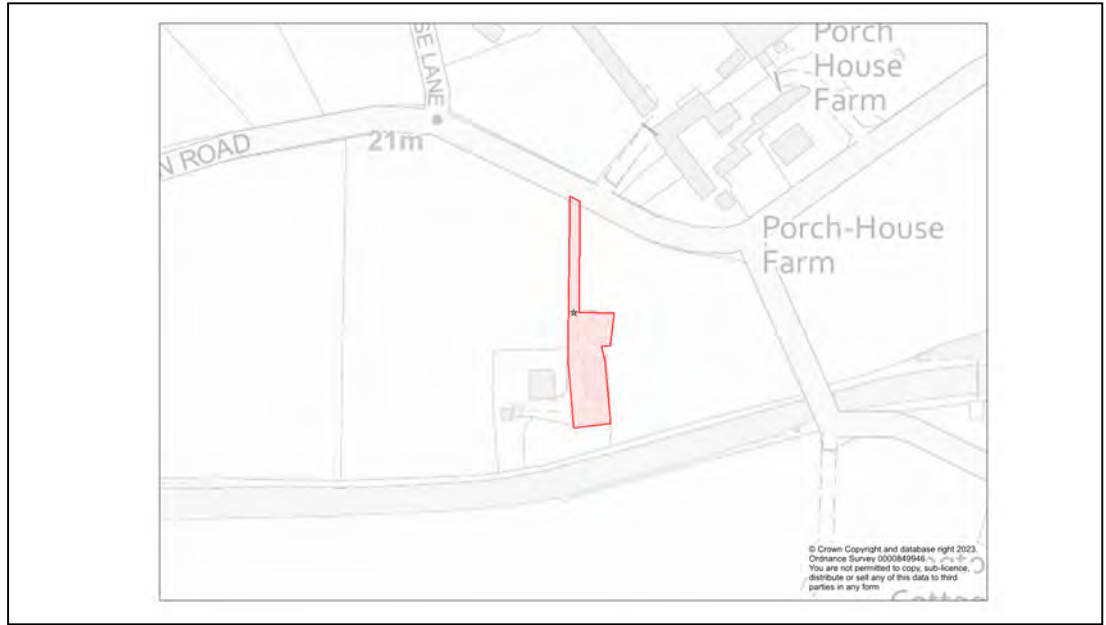
Planning Permission History: 2022/42468

Green Belt: Yes **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site has an extant planning consent. No material change of circumstances since the permission was granted. Site is therefore evidently suitable.

Available: Yes
Comments: Site benefits from full planning approval, is in single ownership and hence is considered to be available.

Achievable: Yes
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning approval is secured. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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 2024-2029: 2	
2024/25: 1	2025/26: 1
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Site is considered suitable, likely to become available 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 Hillcrest
Site Address: Knutsford Road, Grappenhall, Warrington, WA4 3LA
Ward: Grappenhall
Existing Use: Office

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

Planning Permission History: 2022/42474

Green Belt: Yes **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site has an extant planning consent. No material change of circumstances since the permission was granted. Site is therefore evidently suitable.

Available: Yes
Comments: Site benefits from full planning approval, is in single ownership and hence is considered to be available.

Achievable: Yes
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning approval is secured. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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: 10
Residual Net Capacity: 10

Deliverable 2024-2029: 10	
2024/25:	2025/26: 10
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Concluding Recommendation: Suitable, available and achievable

Site Name: The Bungalow
Site Address: Stretton Road, Warrington, WA4 4NW
Ward: Appleton
Existing Use: Residential garden

Gross Site Area (Ha): 0.37 **Net Developable Site Area (Ha):** 0.37

Planning Permission History: 2023/00049/FUL

Green Belt: Yes **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site has an extant planning consent. No material change of circumstances since the permission was granted. Site is therefore evidently suitable.

Available: Yes
Comments: Site benefits from full planning approval, is in single ownership and hence is considered to be available.

Achievable: Yes
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning approval is secured. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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 2024-2029: 1	
2024/25:	2025/26: 1
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

Concluding Recommendation: Suitable, available and achievable

Site Name: The Poplars PH
Site Address: Cotswold Road, Orford, Warrington, WA2 9SG
Ward: Poplars & Hulme
Existing Use: Public House

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

Planning Permission History: 2024/00228/FULM

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a sustainable location in an established residential area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure a sufficient level of amenity for the proposed occupiers.

Available: Yes
Comments: Site has been subject to a recent planning application for residential use. As such the site is considered to be available.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Whilst, the site does not currently benefit from planning consent it is being promoted for residential use by the owner. Therefore, the site is considered to be developable (6-10 year period) in accordance with the definition in the NPPF.



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: 8.4
Residual Net Capacity: 8.4000000000000004

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 8	
2029/30:	2030/31: 8
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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: Merricourt
Site Address: Windmill Lane, Appleton, Warrington, WA4 5JP
Ward: Appleton
Existing Use: Residential

Gross Site Area (Ha): 0.327 **Net Developable Site Area (Ha):** 0.29

Planning Permission History: 2023/01118/FUL

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site has an extant planning consent. No material change of circumstances since the permission was granted. Site is therefore evidently suitable.

Available: Yes
Comments: Site benefits from full planning approval, is in single ownership and hence is considered to be available.

Achievable: Yes
Comments: The LHNA identifies latent demand in Warrington for further market and affordable housing. Trend information, including the recent monitoring returns, suggests that the potential associated with individual changes of use, one for one replacements, or small infill development plots is likely to be realised once planning approval is secured. Therefore, the site is considered to be deliverable (0-5 year period) in accordance with the definition in the NPPF.



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 2024-2029: 1	
2024/25:	2025/26: 1
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 0	
2029/30:	2030/31:
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

Concluding Comments: Site is considered suitable, likely to become available 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: Hilden House
Site Address: Sankey Street, Warrington, WA1 1XG
Ward: Bewsey & Whitecross
Existing Use: Office

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

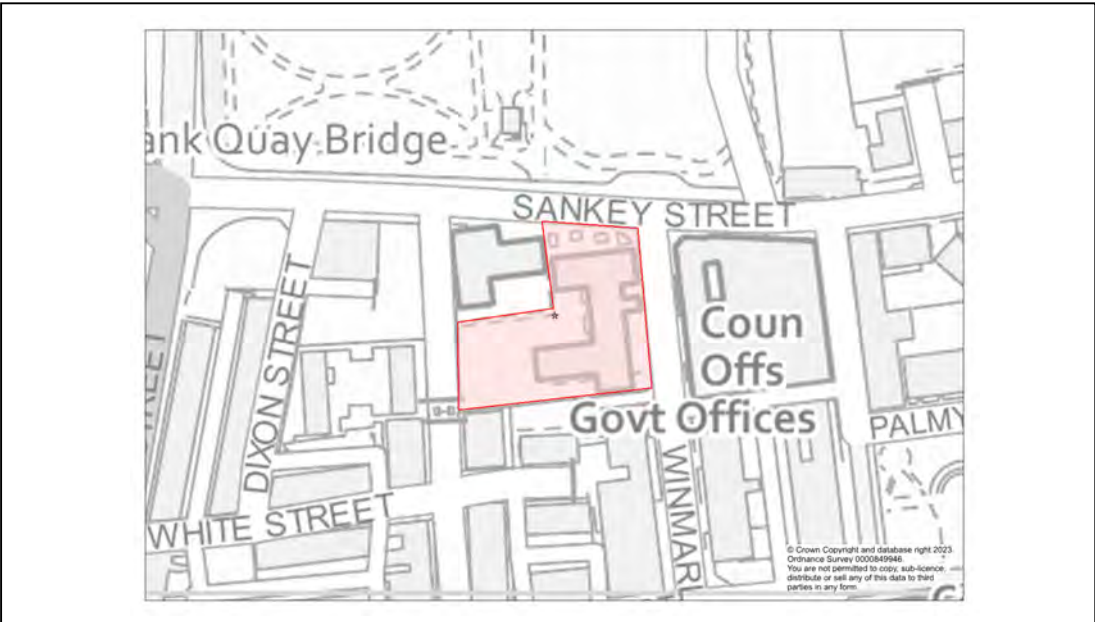
Planning Permission History: n/a

Green Belt: No **Greenfield/PDL:** PDL

Suitable: Yes
Comments: Site is in a sustainable location in an mixed use area. The nature of the site is such that it could likely be developed with no detrimental impact on the amenity of adjacent occupiers and to ensure an appropriate level of amenity for potential occupiers.

Available: No
Comments: The site is in single ownership and availability has been confirmed by the landowner who is promoting the site for residential development via the submission of a pre-application enquiry in 2023 (PR/2023/00050). It is therefore evidently available.

Achievable: Yes
Comments: The LHNA identifies that there is latent demand in Warrington for further market and affordable housing. Whilst, the site does not currently benefit from planning consent it is being promoted for residential use by the owner. Therefore, the site is considered to be developable (6-10 year period) in accordance with the definition in the NPPF.



Active Use: Unknown
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: 100
Residual Net Capacity: 100

Deliverable 2024-2029: 0	
2024/25:	2025/26:
2026/27:	2027/28:
2028/29:	
Developable 2029-2034: 100	
2029/30:	2030/31: 100
2031/32:	2032/33:
2033/34:	
Developable 2034-2039: 0	
2034/35:	2035/36:
2036/37:	2037/38:
2038/39:	
2039+:	

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

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	Not achievable for residential development due to lack of owner interest and continuation of established commercial use. Site to be discounted from future SHLAA reviews.
1505	Land at the junction of Warrington Rd/Jennet's Lane	Glazebury, WA3 5QB	1.94	1.746	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
1514	Land off A57 Manchester Road	Hollins Green, WA3 6JZ	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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
1523	Land off Lady Lane (Part covered by 1523/1608 and 2144)	Croft, Warrington, WA3 7AU	13.47	10.1025	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
1531	Statham Lodge Hotel	Warrington Road, Statham, WA13 9BP	1.49	1.341	Constrained	Site is considered suitable but development is currently constrained. Whilst the constraints may be capable of being overcome, in cumulative with the current active use it is not considered appropriate to include the site in current land supply calculations. Site to be reviewed on an annual basis.
1532	Land to the south of Nook Farm	Arley Road, Appleton Thorn, 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. The Local Plan review has concluded that this site should be retained in the Green Belt.
1534	Land to the south of Lumber Lane	Lumber Lane, Burtonwood	5.53	4.1475	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
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	72.225	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. The Local Plan review has concluded that this site should be retained in the Green Belt.
1544	Warrington Town Football Club Ground	Cantilever Park, Common Lane, Latchford, WA4 2RS	2.98	2.235	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1553	United Utilities Pool Lane Depot	Pool Lane, North of Chester Road, Higher Walton, WA4 6EP	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.
1554	Land at Glazebury WwTW	South of Hawthorne Avenue, Fowley Common, WA3 5JT	4.89	3.6675	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
1565	Land west of Reddish Crescent	Lymm, WA13 9PR	2.63	1.9725	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.

Appendix 2: Constrained Sites

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
1568	Land at Warrington Road (rear of Nos 134 - 182)	Glazebury, WA3 5LW	1.71	1.539	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
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	0.1914	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	1.593	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	2.4225	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
1612	Northern Farms Ltd - Cherry Lane / Booths Lane, Lymm	Cherry Lane / Booths Lane, Lymm	40.3	30.225	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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
1620	Recycling premises	Off Camsley Lane, Lymm, WA13 9BY	0.9	0.45	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1621	Land immediately surrounding Pool Farm	Pool Lane / Oldfield Road, Statham	0.5	0.125	Constrained	Not achievable for residential development due to recent appeal decision. Site to be discounted from future SHLAA reviews.
1623	Land West of Highfields Stables	Off Highfield Stables, Weaste Lane	0.58	0.522	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
1624	Land South of Highfield Stables	Off Highfield Stables, Weaste Lane	1.15	1.035	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
1625	Land North of Highfield Stables	Weaste Lane, Thelwall	1.18	1.062	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
1626	Land south of 128 Weaste Lane	Adj Highfield Stables, Thelwall, WA4 3JP	0.93	0.837	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
1627	Land North of Weaste Lane	Weaste Lane, Thelwall, WA4 3JR	4.69	3.5175	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. The Local Plan review has concluded that this site should be retained in the Green Belt.
1628	Land to the rear of 27 - 47 Weaste Lane	Weaste Lane, Thelwall, WA4 3JR	1.43	1.287	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Appendix 2: Constrained Sites

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
1629	Expanse of land to the west of Penketh Hall Farm	Hall Nook, Penketh, Warrington	18.82	14.115	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
1630	Penketh Hall Farm Site C	South of Station Rd, Penketh	17.47	13.1025	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
1635	Former planting site	East of Spring Lane (south west of Croft riding school)	0.91	0.819	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained as a transport safeguarded route.
1654	Land bounded by Green Lane / Lumber Lane / Phipps Lane / Winsford Drive	Green Lane / Lumber Lane / Phipps Lane / Winsford Drive, Burtonwood	11.5	8.625	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
1656	Lumbers Lane / Forshaw's Lane / Phipps Lane	Lumbers Lane / Forshaw's Lane / Phipps Lane, Burtonwood	10.4	7.8	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
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.
1803	Land to North of Birchwood Way	Land to North of Birchwood Way, Longbarn, Warrington	4.28	2.87616	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1806	Land adj to 220 Stone Pitt Lane	Croft, Warrington, WA3 7DZ	0.5	0.45	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
1831	Land off Newcombe Avenue	Orford, WA2 7TA	1.81	1.3575	Constrained	Site is considered suitable but development is currently constrained. Site to be reviewed on an annual basis.
1866	Greater Shepcroft Farm	Stretton, Warrington, WA4 5PL	56.54	42.405	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. The Local Plan review has concluded that this site should be retained in the Green Belt.
1886	Land at Cherry Lane, Lymm	Adjacent to 144 Cherry Lane, Lymm, WA13 0SY	0.91	0.819	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
1888	Land at Sutch Lane	Sutch Lane, Lymm, WA13	2.55	1.9125	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
1891	Land fronting Pool Lane	North & east of Pool Farm, Pool Lane, Statham	1.6	1.2	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered

Appendix 2: Constrained Sites

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
						unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
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	Not achievable for residential development due to lack of owner interest. Site to be discounted from future SHLAA reviews.
2146	Land off Lumber Lane, Burtonwood	Land off Lumber Lane, Burtonwood	4.54	3.405	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. The Local Plan review has concluded that this site should be retained in the Green Belt.
2149	Lingley Mere Business Park Car Park	Lingley Mere, Great Sankey, WA5 3LP	1.96	1.764	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	4.7475	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
2156	Land to the West of Heath Lane	Croft, WA3 7DL	6.78	5.085	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. The Local Plan review has concluded that this site should be retained in the Green Belt.
2157	Land between Glaziers Lane and Warrington Road	Culcheth, WA3 5AD	4.81	3.6075	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
2161	Land to the west of Oughtrington Lane, South of the Bridgewater Canal	Lymm, Warrington, WA13	9.29	6.9675	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
2171	Land between Manchester Road and Warburton Bridge Road	Rixton, WA3 6HL	12.22	9.165	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
2180	Land to the east of Oughtrington Community Primary School	Between Moss Grove and Oughtrington Crescent, Lymm, WA13 9EH	1	0.9	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	12.9225	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
2462	Land at junction of Bell Lane / Stockport Road (south of Beech House)	Thelwall, WA4 2SY	0.64	0.576	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
2583	Disused Railway Line (Parcel 2)	Station Rd, Latchford, WA4 2GU	2.09	1.5675	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	1.143	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
2588	Taylor Business Park	Warrington Road, Culcheth, WA3 6BH	12.3	9.225	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	5.715	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
2593	Land south of New Hall Lane (Plot 1)	Culcheth, Warrington, WA3 6BH	1.52	1.368	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
2594	Land south of Taylor Business Park (Plot 2)	Culcheth, Warrington, WA3	0.48	0.432	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
2595	Land at jtn Warrington Rd and Glaziers Lane (Plot 3)	Culcheth, Warrington, WA3	0.87	0.783	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
2596	Land east of Warrington Rd (Plot 4)	Culcheth, Warrington, WA3	0.51	0.459	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
2597	Land south of disused railway line (Plot 5)	Culcheth, Warrington, WA3	0.79	0.711	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
2598	Land at NW corner of Taylor Business Park (Plot 6)	Culcheth, Warrington, WA3	0.97	0.873	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
2656	Off Petersfield Gdns/Twiss Gm Lane	Culcheth, Warrington, WA3	4.2	3.15	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. The Local Plan review has concluded that this site should be retained in the Green Belt.
2657	New Cut Lane Industrial Estate	New Cut Lane, Woolston, WA1 4AG	14.99	11.2425	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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
2671	Land south of Chester Road	Land south of Chester Road, Walton	7.36	5.152	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
2675	Colas Ltd	Colas Ltd, Loushers Lane, Latchford, Warrington, WA4 6RZ	1.69	1.521	Constrained	Site is considered suitable but development potential is currently constrained. Site to be reviewed on an annual basis.
2676	Palatine Industrial Estate	Causeway Avenue, off Wilderspool Causeway, Warrington, WA4 6QQ	4.23	3.1725	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	4.344	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
2683	Land off Cherry Lane and Booths Lane	Lymm, WA13 0ST	8.62	6.465	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. The Local Plan review has concluded that this site should be retained in the Green Belt.
2685	Orford Embankment 1	North of Fitzherbert Street, Orford, WA2 7PN	0.93	0.837	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	0.567	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	0.531	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	1.372	Constrained	Site is considered suitable but development potential is currently constrained. Site to be reviewed on an annual basis.
2694	Land North of Hawthorn Centre	Orange Grove / Blackbrook Avenue, Padgate, WA2 0SP	0.36	0.36	Constrained	Site is considered suitable but development potential is currently constrained. Site to be reviewed on an annual basis.
2699	Land south of Culcheth High School	Warrington Road, Culcheth, WA3 5HH	1.76	1.584	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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
2721	Trident Business Park	Daten Avenue, Risley, Warrington, WA3 6BX	8.75	6.56	Constrained	Not achievable for residential development due to re-development for established commercial use. Site has been cleared, loss of residential units recorded. Site to be discounted from future SHLAA reviews
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
2902	Land Jtn of Stretton Rd and Tarporley Road	Stretton, WA4 4NS	39.2	29.4	Constrained	Not achievable for residential use due to inclusion within SEWUE Local Plan allocation. Hence, it is considered that the site is no longer achievable in isolation.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.

Appendix 2: Constrained Sites

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
3105	Field off Stage Lane	Stage Lane, Lymm, WA13 9JP	0.69	0.621	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
3106	Land at Warrington Sports Club	Walton Lea Road, Walton, WA4 6SJ	0.36	0.36	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
3109	Holly House	Rushgreen Road, Lymm, WA13 9PN	1.12	1.008	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
3110	Sites east of Jctn 21 M6 (Site 4690)	Brook Lane, Rixton, 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. The Local Plan review has concluded that this site should be retained in the Green Belt.
3111	Sites east of Jctn 21 M6 (Site 4449)	Brook Lane, Rixton, 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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
3115	Sites east of Jctn 21 M6 (Site 8939)	Manchester Road, Rixton, WA3 6DU	0.3	0.3	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. The Local Plan review has concluded that this site should be retained in the Green Belt.

Appendix 2: Constrained Sites

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
3117	Sites east pf Jctn 21 M6 (Site 1833)	Manchester Road, Rixton, WA3 6DU	7.54	5.655	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
3118	Sites east pf Jct 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. The Local Plan review has concluded that this site should be retained in the Green Belt.
3119	Sites east pf Jctn 21 M6 (Site 6318)	Manchester Road, Rixton, WA3 6EA	1.79	1.611	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
3120	Sites east pf Jctn 21 M6 (Site 5371)	Manchester Road, Rixton, WA3 6EA	0.78	0.702	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable 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. The Local Plan review has concluded that this site should be retained in the Green Belt.
3123	Land south of Stockport Road	Stockport Road, Thelwall, WA4 2TJ	0.82	0.738	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
3127	Land North of Townfield Lane (Hollins Park Country Club)	Townfield Lane, Winwick, WA2 8TE	1	0.9	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
3128	Land S of Townsfield Lane	Townsfield Lane, Winwick, WA2 8TR	1.72	1.548	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
3130	Land at Arley Road	Arley Road, Stretton, WA4 4RR	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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
3132	Land to rear of Smithy Brow	Smithy Brow, Croft, WA3 7DA	0.98	0.882	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

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SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
3133	Land south of School Lane	School Lane, Rixton, WA3 6HX	0.51	0.459	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
3137	306 Warrington Road	Glazebury, WA3 5LB	0.54	0.486	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.

Appendix 2: Constrained Sites

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.

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SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
3307	Riverside Industrial Park	Off Station Road, Penketh, WA5 2UL	1.04	0.936	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	Massey Brook Farm	Massey Brook Lane, Lymm, WA13 0PH	30.15	22.6125	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.

Appendix 2: Constrained Sites

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
3328	Land at Nook Farm	Arley Road, Appleton Thom	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. The Local Plan review has concluded that this site should be retained in the Green Belt.

Appendix 2: Constrained Sites

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
3335	Diggle Green Farm	Wilton Lane, Culcheth	2.47	1.8525	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
3336	Cherry Hall Farm	Lymm	35.03	26.2725	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
3339	Land east and west of Holcroft Lane	Culcheth	39.86	29.895	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
3340	Land at Warrington Road (Parcel 2)	Culcheth	5.26	3.945	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
3341	Land off Hurst Lane	Glazebury	4.8	3.6	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
3342	Land at Elms Cottage	Hobb Lane, Moore	2.61	1.9575	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
3347	Land north and south of Weaste Lane	Lymm	24.19	18.1425	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
3348	Land N & S of Runcorn Road	Moore	14.11	10.5825	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
3349	Land NW of Croft	Croft	125.14	93.855	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Appendix 2: Constrained Sites

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
3350	Schofield & Stafford Site 2	Barleycastle Lane, Appleton	4.45	3.3375	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
3351	Schofield & Stafford Site 1	Barleycastle Lane, Appleton	6.43	4.8225	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
3352	Donlan Site	Barleycastle Lane, Appleton	8.69	6.5175	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. The Local Plan review has concluded that this site should be retained in the Green Belt.
3353	Swift Site	Barleycastle Lane, Appleton	15.61	11.7075	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
3354	Land at Deans Wharf	Deans Lane, Thelwall, WA4 2GT	0.92	0.828	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
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.
3358	Land north of Higher Lane (A56)	Lymm	24.63	18.4725	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
3359	Land east of Ravenbank Primary School	Lymm	1.78	1.602	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
3363	Land west of Broad Lane	Grappenhall	48.8	36.6	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
3364	Land north of Cliff Lane	Lymm	35.95	26.9625	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
3365	Land East of Broad Lane	Grappenhall	31.18	23.385	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

Appendix 2: Constrained Sites

SHLAA Ref	Site Name	Site Address	Gross Site Area (Ha)	Net Developable Site Area (Ha)	Concluding Recommendation	Concluding Comments
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
3367	West of Warrington Road (r/o 202-258)	Glazebury, WA3 5LQ	7.7	5.775	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
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. The Local Plan review has concluded that this site should be retained in the Green Belt.
3370	The Clough	Halfacre Lane, Thelwall, WA4 3JF	4.91	3.6825	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
3372	Three Acres Farm	East Lancs Rd, Glazebury, WA3 4AW	1.12	1.008	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
3373	Field behind Hunters Moon	Barleycastle Lane, Appleton Thorn	3.5	2.625	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.
3848	James Phoenix House	Hilden Road, Orford, Warrington, WA2 0JP	0.4	0.4	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.
3900	Land r/o Black Swan PH & graveyard	Dam Lane, Hollins Green, Warrington, WA3 6LA	5.49	4.1175	Constrained	Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. The Local Plan review has concluded that this site should be retained in the Green Belt.

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.

SHLAA Ref	Site	Ward	GF or PDL	Gross Site Size (Ha)	Total Dwellings	Gross Density (per Ha)	Net Site Size Equivalent to SHLAA Assessment (Ha)	Estimated Net Density based on SHLAA Assumption (per Ha)	Additional Information
1411	Former timber planing mill off Chester Road, Lower Walton and land to Immediate South of Landseer Avenue and Cranborne Avenue, Warrington	LW	PDL	9.73	250	26	7.30 (75% scenario)	34	Gross site area includes the creation of Watersmeet Linear Park - approximately 6 ha of landscaping, watercourse and POS / TPT which does not form part of the developable area for residential (remaining 3.73 ha). Consequently the actual density of the net developable area is approximately 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.
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.

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
2005	106-112, Church Lane, Culcheth, Warrington, WA3 5DJ	CGC	PDL	0.27	10	37	0.27 (100% scenario)	37	Gross site area includes internal access roads. Development comprises semi-detached and mews houses.
2014	Hamnett Court, Birchwood, Warrington, WA3 7PN	BIR	PDL	0.73	70	96	0.66 (90% scenario)	106	Gross site area includes access road and surface parking. Development comprises a conversion of existing building to apartment style development.
2148	Sealand Close, Fearnhead, Warrington, WA2 0US	PN	PDL	0.42	10	24	0.38 (90% scenario)	26	Gross site area includes access road and landscaping. Development is within a linear cul-de-sac arrangement comprising large semi-detached bungalows with irregular plot sizes due to site shape. Single storey nature of the dwellings results in a larger individual footprint thereby reducing the overall density.
2150	Land at the junction of Egerton Street / Farrell Street, Howley, Warrington	F&H	PDL	0.22	23	105	0.22 (100% scenario)	105	Gross site area includes parking court and landscaped frontage. Development comprises mews houses and apartments.
2203	Booths Hill House, Booths Hill Close, Lymm, Warrington, WA13 0DW	LYM	PDL	0.29	38	131	0.29 (100% scenario)	131	Gross site area includes parking court, landscaping and sub-station. Development comprises apartments.
2254	56 Bewsey Street, Warrington, WA2 7JE	BWX	PDL	0.05	11	220	0.05 (100% scenario)	200	Gross site area reflects existing building and its curtilage only. Development comprises conversion of existing building to apartments.
2275	Former G&J Greenall Offices, China Lane/Wilderspool Causeway, Warrington, WA4 6PX	LW	PDL	0.30	14	47	0.30 (100% scenario)	47	Gross site area includes parking court and landscaped area. Development comprises predominantly mews houses with a single semi-detached pair of dwellings.
2410	10-12, Winmarleigh Street, Bewsey and Whitecross, Warrington, WA1 1NB	BWX	PDL	0.03	10	333	0.03 (100% scenario)	333	Gross site area reflects existing building and its curtilage only. Development comprises conversion of existing building to apartments.
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.

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
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.
261	KW8 N Tourney Green	WB	PDL	2.78	99	36	2.08 (75% scenario)	48	Gross site area includes access road. Development comprises a 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.

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
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.
2135a	Omega Zone 6 (Phase 1)	GSN & WH	PDL	6.36	200	32	4.77 (75% scenario)	42	Gross site area includes associated access roads, car parking and landscaping (including equipped play area). Development is a mix of detached, semi-detached houses and apartments.
2135b	Omega Zone 6 (Phase 2)	GSN & WH	PDL	5.87	158	27	4.4 (75% scenario)	36	Gross site area includes associated access roads, car parking and landscaping. Development is a mix of detached, semi-detached houses and apartments.
2135c	Omega Zone 6 (Phase 3)	GSN & WH	PDL	4.5	86	19	3.38 (75% scenario)	25	Gross site area includes associated access roads, car parking and landscaping (including equipped play area). Development is a mix of detached and semi-detached houses.
2658	Hawthorne Business Park, Hawthorne Street, Warrington, WA5 0BT	B&W	PDL	1.03	46	45	0.93 (90% scenario)	48	Gross site area includes associated access road, car parking and landscaping. Development is a mix of detached and semi-detached houses.
2907	Former station goods yard, Off Green Lane, Padgate, WA1 4HU	PN	PDL	0.82	31	38	0.74 (90% scenario)	42	Gross site area includes associated access road, car parking and landscaping. Development is a mix of detached, semi-detached houses and apartments.
3050	Land behind the Harrison Centre, Boulting Avenue, Dallam, WA5 0HG	B&W	GF	0.52	20	38	0.47 (90% scenario)	43	Gross site area includes associated access road, car parking and landscaping. Development is all semi-detached houses.
3331	Land south of Rushgreen Road (East Site), Lymm, WA13	LN&T	GF/PDL	4.29	64	15	3.22 (75% scenario)	20	Gross site area includes associated access roads, car parking and landscaping (including informal and equipped play areas). 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
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)	

App Reference	Site Name	Description/ No units	Site Area (ha)	Density (dph)
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*	Emmaunel 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 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, Warrington, WA1 2AP	Redevelopment to create 80 apartments and 314sqm of commercial/office/retail floorspace (Use Classes A1, A2, A3, A4, A5, B1 and D1) (8/10 storeys)	0.127	630
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
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 (application includes matters of access and scale only. Layout, Appearance and Landscaping are reserved matters).	0.06	650
2020/36657*	4 Museum Street, Warrington, WA1 1HU	Proposed change of use from D2 to C3 residential to create 11 apartments with a mix of 1 and 2 bedrooms.	0.05	216
2022/41087*	Holy Trinity Vicarage,	Demolition of the existing building and the erection 23	0.06	383

App Reference	Site Name	Description/ No units	Site Area (ha)	Density (dph)
	Palmyra Square North, Warrington, WA1 1JQ	apartments (1- 2 Bed - affordable housing)		
2018/33752*	Club Wired, Mersey Street, Warrington, WA1 2BP	Partial Retrospective application for change of use of vacant nightclub to 22 apartments including front and roof top extensions and associated works.	0.04	550
2018/33037*	Formerly Town Hill Chambers, 1 Town Hill, Warrington, WA1 2NQ	Proposed erection of a 6 storey building containing 39 apartments with garden terrace and the retention of the existing basement for parking following the demolition of the existing bank building.	0.06	650
2019/34556	North Cheshire College, Museum Street, Warrington, WA1 1HU	Proposed change of use of former college (Use Class D1) to 18 apartments (Use Class C3) facilitated by partial demolition of existing extensions and structures to the rear of the building and the erection of a new three storey extension and associated works.	0.09	200
				Average = 7,692/24 320.5 (320 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 apartments (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 and parking (all matters reserved apart from access).	1.18	466
2021/39444	Land at 31-35, Winwick Street, Warrington, WA2 7TT	Proposed erection of a 7-storey building comprising 26 apartments (Use Class C3) and 342 sqm ground floor commercial floorspace (Use Class E) together with associated works.	0.09	289

App Reference	Site Name	Description/ No units	Site Area (ha)	Density (dph)
2021/39384	Land at junction of Wilson Patten Street / Winmarleigh Street, Warrington, WA1 1LE	Proposed demolition of existing structures and erection of a four storey residential development (Use Class C3) of 76 apartments with associated access and landscaping.	0.16	475
2022/41003	New Town House, Buttermarket Street, Warrington, WA1 2NH	Outline application with all Matters Reserved (except access) for the demolition of existing buildings and the construction of up to 900 apartments ; the provision of public realm; landscaping and other associated works along with the potential for up to 21,000sq m of Class E floor space (split at a ratio of 20,000 sqm commercial office space and 1,000sqm other Class E uses); a hotel building and undercroft car parking.	2.46	366
			Average = 9,288/28 331.7 (332 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
			Average = 1287/10 129 (130 rounded)	

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
2019/35711*	Former Spectra Site, South of Centre Park Business Park, Warrington, WA1 1QL	Proposed construction of 513 dwellings (Comprising 100 apartments and 413 houses), the provision of POS, the laying out of road/footways (with connections to the Centre Park Link Road); and other associated works. (Approx area of site covered by apartment scheme and associated car parking)	1.15	87
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
2019/35479	The Corner House, 98 Sandy Lane, Warrington, WA2 9HX	Proposed part 4-storey, part 3-storey apartment block comprising 16 apartments together with associated access, parking and landscaping.	0.08	200
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
2020/37445	Disused Railway Line (Parcel 1), Station Rd, Latchford, WA4 2GU	Proposed construction of part three storey and part four building comprising 17 apartments with associated works.	0.28	61
2023/01217/F ULM	Former Orford Farm, School Road, Orford, WA2 9BW	Proposed erection of a three-storey apartment block comprising 45 apartments , car parking, landscaping and associated works	0.53	85
			Average = 2,446/19 128.74 (129 rounded)	

In Planning				
2024/00302/F ULM	Harry Fairclough, Howley Lane, Howley, Warrington, WA1 2DN	Proposed demolition of the existing buildings and the construction of 67 apartments within one, four storey block, for 100% affordable housing and associated infrastructure works.	0.55	122
			Average = 2,568/20 128.4 (128 rounded)	

Original Assessment

Average Density – Town Centre – 275 dph

Average Density – Inner Warrington – 130 dph

Subsequent Assessment

Subsequent permissions since original assessment are shown in light grey.

Town Centre Schemes - The average density, taking the recent permissions into account, has increased fairly significantly to 330dph (332dph if undetermined schemes are included). Therefore, it is considered that it is justified to **altering the average high density for Town Centre schemes to 300dph** (taking a conservative approach).

Inner Warrington Schemes - The average density, taking the recent permissions into account (and if undetermined schemes are included), have decreased very slightly but are very similar to the original assessment figures for Inner Warrington and support the continued use of the existing average high density of **130dph**.

Appendix 5: Lead-in Time Analysis

Sites above 150 dwellings														
Permission Type	SHLAA Ref	Application Ref	Site	Ward	GF or PDL	Site Size (Ha)	Total Dwellings	Gross Density (per Ha)	Month PA Valid	Lead in to 1st Completion (PA Received)	Month PP Granted	Lead in to 1st Completion (PP Granted)	Total Duration to Complete (From PA Received)	Landowner / Developer
OUT	2134	2016/27313	Lingley Mere	GSN & WH	PDL	8.5	266	31	Jan-16	2 years 3 months (Apr 18)	Oct-16	1 years 6 months (Apr 18)	6 years 2 months (Mar 22)	Bloor Homes Ltd
RM	2134b	2018/32061 & 2019/36183	Lingley Mere (Phase 2)	GSN & WH	PDL	7.6	208	27	Feb-18	2 months (Apr 18)	May-18	1 year (Apr 18)	4 years 1 month (Mar 22)	Bloor Homes Ltd
OUT	2135	2015/26469	Omega Zone 6	GSN & WH	PDL	46	1100	24	Sep-15	2 years 7 months (Apr 18)	Jun-16	1 year 10 months (Apr 18)	2 years 10 months (Jul 18)	Miller Homes Ltd
RM	2135a	2017/29537	Omega Zone 6 (Phase 1)	GSN & WH	PDL	6.36	200	31	Jan-17	1 year 3 months (Apr 18)	Apr-17	1 year (Apr 18)	1 year 6 months (Jul 18)	Miller Homes Ltd
RM	2135b	2017/30837	Omega Zone 6 (Phase 2A)	GSN	PDL	5.87	158	27	Jul-17	1 year 9 months (Apr-19)	Nov-17	1 year 5 months (Apr-19)	Not yet complete	Redrow Homes
RM	2135d	2019/35721	Omega Zone 6 (Phase 3A)	GSN	PDL	5.33	180	34	Sep-19	1 year 3 months (Dec-20)	Dec-19	1 year (Dec-20)	3 years 11 months (Sept 19 to Aug 23)	Taylor Wimpey
OUT	1092	2003/00831	Farrell Street South	F&H	PDL	7.08	315	44	Jul-03	8 years 5 months (Dec 11)	Nov-06	5 years 1 month (Dec 11)	12 years 6 months (Jul 03 to Jan 16)	Persimmon Homes
RM	1092	2009/15420	Farrell Street South	F&H	PDL	7.08	315	44	Oct-09	2 years 2 months (Dec 11)	Jan-10	1 year 11 months (Dec 11)	6 years 3 months (Jul 03 to Jan 16)	Persimmon Homes
OUT	1201	2004/02824	New World Ltd, New World House, Thelwall Lane, Warrington, WA4 1NL	LE	PDL	13.91	424	30	Apr-04	4 years 8 months (Dec 08)	Jul-05	3 years 5 months (Dec 08)	15 years (Apr 19)	Morris Homes
RM	1201	2007/11945	New World Ltd, New World House, Thelwall Lane, Warrington, WA4 1NL	LE	PDL	13.91	424	30	Nov-07	1 year 1 month (Dec 08)	Apr-08	8 months (Dec 08)	11 years 5 months (Apr 19)	Morris Homes
OUT	1411	2007/10646 & 2008/13785	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	3 years (Jul-10)	Sep 07	2 years 10 months (Jul-10)	9 years 3 months (Jul 07 to Oct 16)	David Wilson Homes
RM	1411	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	Oct-08	1 years 9 months (Jul-10)	Jan-09	1 years 6 months (Jul 10)	8 years (Oct 08 to Oct 16)	David Wilson Homes
OUT	1440	2007/12085	G & J Greenalls Site, South of Loushers Lane, Stockon Heath, WA4 6RX	LW	PDL	4.78	245	51	Dec-07	4 years 10 months (Oct 12)	Feb-08	4 years 8 months (Oct 12)	7 years 7 months (Dec 07 to Jul 15)	Bellway Homes
RM	1440	2010/17151	G & J Greenalls Site, South of Loushers Lane, Stockon Heath, WA4 6RX	LW	PDL	4.78	245	51	Oct-10	2 years (Oct 12)	Jan-11	1 year 9 months (Oct 12)	2 years 9 months (Oct 10 to Jul 15)	Bellway Homes
OUT	1643	2011/19313	Bruche former Police Training Centre, Off Greenway	PS	PDL	8.81	220	25	Dec-11	3 years (Dec 14)	Jul-13	1 year 4 months (Dec 14)	11 years 10 months (Dec 11 to Sep 2023)	Morris Homes

Appendix 5: Lead-in Time Analysis

RM	1643	2013/22541	Bruche former Police Training Centre, Off Greenway	PS	PDL	8.81	220	25	Sep-13	1 year 2 months (Dec 14)	Dec-13	1 year (Dec 14)	10 years (Sep 13 to Sep 23)	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)	3 years 4 months (Apr 18 to Aug 21)	Barrett Homes
RM	308	2019/35105	Land at Appleton Cross	G&T	GF	22.0	370	17	May-19	1 year 11 months (Apr 21)	Sep-19	1 year 7 months (Apr 21)	Not complete	David Wilson Homes
FP**	1715	2019/35711	Spectra, South of Centre Park Business Park, WA1 1QL	BW	PDL	16.65	513	31	Aug-19	2 years 9 months (Apr 22)	Mar-21	1 year 1 month (Apr 22)	Not complete	Countryside
RM	3611a	2021/40279	Omega South (Phase 6)	B&W	PDL	5.5	195	35	Oct-21	8 months (Jun 22)	Apr-22	2 months (Jun 22)	Not complete	Bloor Homes
RM	3611b	2022/42709	Omega South (Phase 7)	B&W	PDL	5.5	195	35	Dec-22		Mar-23		Not complete	Bellway Homes

Sites below 150 dwellings (>0.25ha)														
Permission Type	SHLAA Ref	Application Ref	Site	Ward	GF or PDL	Site Size (Ha)	Total Dwellings	Gross Density (per Ha)	Month PA Valid	Lead in to 1st 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	1.9	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	1.5	74	49	Aug-12	9 months (May 13)	Sep-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
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 year 2 months (Apr 14)	Apr-11	3 years 2 months (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)	Sep-11	2 years 10 months (Jul 14)	4 years 4 months (Mar-10 to Jul-14)	Cruden Construction
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

Appendix 5: Lead-in Time Analysis

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
RM	1646a	2019/36202	Grappenhall Heys (Phase 1a)	G&T	GF	2.41	58	24	Dec-19	1 year 7 months (Jul 21)	Mar-20	1 year 4 months (Jul 21)	3 years 3 months (Mar 2023)	Roland Homes Ltd
RM	1646b	2020/38247	Grappenhall Heys (Phase 1b)	G&T	GF	5.18	110	21	Nov-20	1 year 5 months (Apr 22)	Mar-21	1 year 1 month (Apr 22)	3 years 4 months (Nov 20 to Mar 24)	Roland Homes Ltd
FP	1709	2012/21007	Land at Marsh House Lane, Fairfield, Warrington, WA1 3QU	F&H	PDL	1.79	108	60	Dec-12	8 months (Sept 13)	Mar-13	6 months (Sept 13)	1 year 3 months (Dec 12 to Mar 14)	Countryside Properties
FP	1711	2015/25136	Land at Church Street and Farrell Street, Warrington, WA1 2LD	F&H	PDL	1.56	106	68	Jan-15	9 months (Oct 15)	Mar-15	7 months (Oct 15)	1 year 9 months (Jan 15 to Oct 16)	Countryside Properties
FP	1756 2816	2012/20529	Land off Marsden Avenue, Latchford, Warrington, WA4 1UB	LE	PDL	3.45	104	30	Aug-12	3 years 5 months (Jan 16)	Apr-15	9 months (Jan 16)	5 years 7 months (Aug 12 to Mar 18)	Local Developer
FP	1814	2011/18631	Land adjoining the Farmers Arms, Rushgreen Road, Lymm, WA13 9RD	LYM	PDL	0.3	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	1825	2013/22322	Gemini 16, Land to the South of Westbrook Crescent, Warrington, WA5 8WD	WB	PDL	5.4	118	22	Aug-13	2 years 5 months (Jan 16)	Nov-13	2 years 2 months (Jan 16)	5 years 9 months (Apr 19)	Bloor Homes Ltd
RM	1825	2014/24762	Gemini 16, Land to the South of Westbrook Crescent, Warrington, WA5 8WD	WB	PDL	5.4	118	22	Nov-14	1 year 2 months (Jan 16)	Feb-15	11 Months (Jan 16)	4 years 5 months (Apr 19)	Bloor Homes Ltd
FP	1825a	2018/33778	Gemini 16, Carina Park, Westbrook, Warrington, WA5 8WD	WB	GF	3.02	79	26	Oct-18	1 year 6 months (Apr 20)	Apr-19	1 year (Apr 20)	3 years 6 months (Apr 22)	Seddon Homes
RM	2134a	2017/30119	Lingley Mere (Phase 1)	GSN & WH	PDL	0.9	57	63	Apr-17	1 year (Apr 18)	Aug-17	8 months (Apr 18)	2 years (Apr 19)	Bloor Homes Ltd
RM	2135c	2018/32124	Omega Zone 6 (Phase 2B)	GSN & WH	PDL	4.5	86	19	Feb-18	11 months (Jan-19)	Jul-18	6 months (Jan 19)	3 years 10 months (Feb 18 to Dec 21)	Redrow Homes
RM	2135e	2020/38148	Omega Zone 6 (Phase 3B)	GSN & WH	PDL	4.6	145	32	Dec-20	10 months (Oct 21)	Jun-21	4 months (Oct 21)	2 years 6 months (Dec 20 to Jun 23)	Castle Green Homes (previously MacBryde Homes)
FP	2150	2011/18876	Land at junction of Egerton St /Farrell St, Howley, WA1 2EL	F&H	PDL	0.22	23	105	Sep-11	1 year 8 months (May 13)	Dec-11	1 year 5 months (May 13)	2 year 1 months (Sept 11 to Oct 13)	Muir Group
FP	2176	2020/36798	Former Sycamore Lane CPS, Sycamore Lane, Gt Sankey, WA5 1LA	GSS	GF/PDL	2.3	92	40	Mar-20	1 year 6 months (Sept 21)	Aug-20	1 year 1 month (Sept 21)	2 years 1 month (Mar 20 to Apr 22)	Incrementum Development Company Ltd
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

Appendix 5: Lead-in Time Analysis

FP	2275	2011/18845	Former G&J Greenall Offices, China Lane/Wilderspool Causeway, Stockton Heath, WA4 6PX	LW	PDL	0.3	14	46	Sep-11	1 year 10 months (Jul 13)	Jul-12	1 year (Jul 13)	2 years 6 months (Sept 11 to March 14)	Bellway Homes
FP	2449	2012/20626	Land adjacent to Riversdale, Woolston, WA1 4FT	R&W	PDL	0.5	10	11	Sep-12	1 year 7 months (Mar 14)	Mar-13	1 year (Mar 14)	1 year 10 months (Sept 12 to Jul 14)	David Wilson Homes
FP	2453	2012/20808	The Hermit Inn, Golborne Road, Winwick, Warrington, WA2 8SN	B&W	PDL	0.62	13	21	Oct-12	1 year 7 months (May 14)	Jul-13	10 months (May 14)	2 years 4 months (Oct 12 to Feb 15)	Bloor Homes Ltd
FP	2531	2013/22398	Former Horizon Centre, Loushers Lane, Latchford, WA4 2RF	LE	PDL	0.5	15	30	Sep-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	2580	2014/24573	Rhinewood Hotel, Glazebrook Lane,	R&W	PDL	1	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,	LYM S		2.02	13	6.4	Oct-15	2 years (Oct 17)	May-16	1 year 5 months (Oct 17)	6 years 2 months (Oct 15 to Dec 21)	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	2692	2020/36579	Former Fox Wood School, Chatfield Drive, Birchwood, WA3 6QW	BIR	PDL	1.32	69	52	Mar-20	1 year 8 months (Nov-21)	Aug-20	1 year 3 months (Nov 21)	2 years 1 month (Mar 20 to Apr 22)	Incrementum Development Company Ltd
FP	2700	2019/34399	Former Elm Tree Inn and Bridge Inn, Phipps Lane, Burtonwood, WA5 4HX	B&W	PDL	0.4	10	25	Feb-19	2 years 7 months (Sept-21)	Aug-19	2 years 1 month (Sept 21)	3 years 2 month (Feb 19 to Apr 22)	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 years 3 months (Jan 18)	3 years 5 months (Nov 15 to Apr 19)	Local Developer
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
FP	3331	2017/31816	Land south of Rushgreen Road (East Site), Lymm, Warrington, WA13 9PR	NL&T	GF/PDL	4.29	64	15	Dec-17	2 years 11 months (Nov 20)	Sep-18	2 years 2 months (Nov 20)	3 years 6 months (Dec 17 to Jun 21)	Bellway Homes Ltd
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
FP	1509	2020/37439	Southwestern corner of Penketh Business Park, Off Cleveleys Rd, Penketh, Warrington, WA5 2SR	GSS	PDL	0.33	12	36	Nov-20		Aug-21		Not Complete	
FP	3907	2022/42052	New House Farm, Hatton Lane, Hatton, Warrington, WA4 4DA	APP	PDL	1.13	26	23	Aug-22		Jun-23		Not Complete	Eccleston Homes

Appendix 5: Lead-in Time Analysis

Apartment schemes >50														
Permission Type	SHLAA Ref	Application Ref	Site	Ward	GF or PDL	Site Size (Ha)	Total Dwellings	Gross Density (per Ha)	Month PA Valid	Lead-in to 1st Completion (PA Valid)	Month PP Granted	Lead-in to 1st Completion (PP Granted)	Total Duration to Complete (From PA Received)	Landowner / Developer
FP*	1029	2017/31394	Land at John St/Winwick Street, Warrington, WA4 6NL	B&W	PDL	0.84	362	431	Oct-17	6 Years 4 months (Feb 24)	Jul-18	5 Years 7 months (Feb 24)	Not Complete	Palmus Developments Limited
FP*	1090	2018/31871	Beers Building Co, Station Road, Latchford, WA4 2AD	LE	PDL	1.75	189	108	Jan-18	3 years 8 months (Sept 21)	Dec-18	2 years 9 months (Sept 21)	5 years 3 months (Jan 18 to Apr 23)	
FP*	1746	2017/31148	Former Skate Academy, Academy Way, Warrington, WA1 2NP	B&W	PDL	0.39	144	369	Sep-17	4 years 11 months (Aug 22)	Nov-18	3 years 9 months (Aug 22)	4 years 11 months (Sep 17 to Aug 22)	Torus
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

Apartment schemes <50														
Permission Type	SHLAA Ref	Application Ref	Site	Ward	GF or PDL	Site Size (Ha)	Total Dwellings	Gross Density (per Ha)	Month PA Valid	Lead-in to 1st Completion (PA Valid)	Month PP Granted	Lead-in to 1st Completion (PP Granted)	Total Duration to Complete (From PA Valid)	Landowner / Developer
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
FP*	1790	2014/24838	97 Buttermarket St, Warrington, WA1 2NL	B&W	PDL	0.07	10	143	Nov-14	2 years 4 months (Mar 17)	Feb-15	2 years 1 month (Mar 17)	2 years 4 months (Nov 14 to Mar 17)	Local Developer
PA*	2458	2021/39252	William Tarr & Co. Ltd. Offices (Site 1), Off Bridge Road, Woolston, WA1 4AT	R&W	PDL	0.45	19	42	Apr-21		Jul-21		Not complete	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 7 months (Feb 14 to Sept 16)	Local Developer
PA*	2661	2015/25049	Empire Court, Museum Street, WA1 1HU	B&W	PDL	0.13	15	115	Jan-15	1 year 6 months (Jul 16)	Feb-15	1 year 5 months (Jul 16)	1 year 5 months (Jul 16)	Local Developer
PA*	2664	2013/22769	Kings Court (1 st /2 nd /3 rd floor), Scotland Road	B&W	PDL	0.05	32	640	Nov-13	4 years 2 months (Jan 18)	Jan-14	4 years (Jan 18)	4 years (Jan 18)	Local Developer

Appendix 5: Lead-in Time Analysis

FP*	2719	2019/35359	The Royal British Legion, 99 Greystone Road, Penketh, Warrington, WA5 2ER	P&C	PDL	0.85	30	35	Jul-19	3 years 2 months (Sept 22)	Aug-20	2 years 1 month (Sept 22)	3 years 2 months (Jul 19 to Sept 22)	Warrington Housing Association
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
FP*	3408	2018/33037	Formerly Town Hill Chambers, 1 Town Hill, Warrington, WA1 2NQ	B&W	PDL	0.06	39	650	Jun-18		Dec-18		Not complete	Torus
FP*	3606	2019/35549	Broomfields, Bridge Lane, Appleton, Warrington, WA4 3AT	App	PDL	0.44	51	116	Sep-19	3 years (Sept 22)	Sep-20	2 years (Sept-22)	3 years (Sept 19 to Sept 22)	Torus
FP*	3610	2019/35964	Richmonds Recreation and Social Club, Richmond Street, Latchford, Warrington, WA4 1NS	LE	PDL	0.39	40	103	Oct-19	2 years 9 months (Jul 22)	Jul-20	2 years (Jul 22)	2 years 9 months (Oct 19 to Jul 22)	
FP*	1703	2020/37849	Former Chevey's PH, 248-250 Manchester Road Warrington, WA1 3QY/3BE		PDL	0.25	30	120	Oct-20	3 years 4 months (Feb 24)	Jun-21	2 years 8 months (Feb 24)	3 years 4 months (Oct 20 to Feb 24)	Torus
FP*	1795	2022/41087	Holy Trinity Vicarage, Palmyra Square North, Warrington, WA1 1JQ		PDL	0.06	23	383	Mar-22		Aug-22		Not complete	Torus
FP*	1736	2020/37681	224-228 Wilderspool Causeway, Warrington, WA4 6QF		PDL	0.15	30	200	Sep-20		Mar-23		Not complete	Livv Housing
FP*	3200	2018/33752	Club Wired, Mersey Street, Warrington, WA1 2BP		PDL	0.04	22	550	Oct-18		Jul-20		Not complete	Local Developer

*Apartment schemes

** Includes an element of apartments

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
2021/22	0	0	0	140	7	20	424	8	53
2022/23	198	4	50	515	9	57	649	7	93
2023/24	30	1	30	83	2	42	380	5	76
Total	1,641	72		5,418	161		6,815	116	
Average Build Rate (2003/04 - 2023/24)			20.86			33.76			53.86
Total (last 10 years)	532	23		1,923	55		2,868	50	
Average Build Rate (last 10 years) (2014/15 – 2023/24)			20.8			35.3			53.5

Appendix 7 – Housing Completions 2023/24 (Gross)

Ref	Suffix	Location	Ward	Area (Ha)	Application Number	PDL/GF	Net Capacity	Total Completed to dated	Under Construction	Not Started	Completed 2023/24	New/COU/Conv
308		Land at Appleton Cross	Grappenhall & Thelwall	22	2019/35105	GF	370	370	0	0	48	New
1029		Land at John St/Winwick Street	Bewsey & Whitecross	0.84	2017/31394	PDL	362	136	226	0	136	New
1646	b	Grappenhall Heys (Phase 1b)	Grappenhall & Thelwall	5.18	2020/38247	GF	110	110	0	0	74	New
1703		Land adjacent to Padgate Discount Appliances and 248-250 Manchester Road	Fairfield & Howley	0.246	2020/37849	GF	30	30	0	0	30	New
1715		Spectra Building & Drivetime Golf Range	Bewsey & Whitecross	16.65	2019/35711	PDL	513	381	33	99	172	New
1720		MSBS Joinery Site	Lymm North & Thelwall	0.37	2021/39625	PDL	8	9	0	0	9	New
2135	d	Omega Zone 6 (Phase 3A)	Great Sankey North & Whittle Hall	5.33	2019/35721	PDL	180	180	0	0	21	New
2135	e	Omega Zone 6 (Phase 3B - Castle Green)	Great Sankey North & Whittle Hall	4.6	2020/38148	PDL	145	145	0	0	9	New
2561		Vacant land adjacent to 541 Warrington Road	Culcheth, Glazebury & Croft	0.09	2018/32556	PDL	2	2	0	0	2	New
2702		Land adjacent to The Gables	Culcheth, Glazebury & Croft	0.14	2020/36322 2021/40686	GF	1	1	0	0	1	New
3047		Hey Farm Barn	Culcheth, Glazebury & Croft	0.24	2019/36059	PDL	1	1	0	0	1	COU
3409		Land to the side of 93 Mercer Street	Burtonwood & Winwick	0.02	2022/41647	GF	1	1	0	0	1	New
3420		Land at Dingle Farm	Grappenhall & Thelwall	0.25	2023/00306/ FUL	PDL	5	5	0	0	5	New
3451		77 Culcheth Hall Drive	Culcheth, Glazebury & Croft	0.18	2018/33596	PDL	0	1	0	0	1	New
3453		14 Grammar School Road	Lymm South	0.13	2019/35350	PDL	0	1	0	0	1	New

Appendix 7 – Housing Completions 2023/24 (Gross)

Ref	Suffix	Location	Ward	Area (Ha)	Application Number	PDL/GF	Net Capacity	Total Completed to dated	Under Construction	Not Started	Completed 2023/24	New/COU/Conv
3469		5 Twiss Green Lane	Culcheth, Glazebury & Croft	0.11	2018/34173	GF	1	1	0	0	1	New
3471		Land adjacent to 36 Hurst Mill Lane	Culcheth, Glazebury & Croft	0.06	2018/33532	GF	1	1	0	0	1	New
3500		Four Acres	Lymm North & Thelwall	0.46	2021/38459	GF/PDL	1	1	0	0	1	New
3519		4 East Avenue	Penketh & Cuerdley	0.03	2019/34618	GF	1	1	0	0	1	New
3530		36, Wellfield Road	Culcheth, Glazebury & Croft	0.11	2019/35056	PDL	0	1	0	0	1	New
3539		181 London Road	Appleton	0.25	2019/35415	PDL	1	0	1	0	1	New
3550		14 Burfield Drive	Appleton	0.13	2019/35803	PDL	1	1	0	0	1	New
3559		6A Westford Road	Bewsey & Whitecross	0.3	2019/35667	PDL	1	1	0	0	1	New
3611	a	Omega South (Phase 6)	Burtonwood & Winwick	5.5	2021/40279	PDL	195	95	48	52	54	New
3612		8 Hill Cliffe Road	Stockton Heath	0.05	2019/36287	PDL	1	1	0	0	1	New
3624		Land between The Hawthorns, Pool Lane and 33 Chester Road	Stockton Heath	0.06	2020/36851	GF	1	1	0	0	1	New
3633		Kingsway House	Latchford East	0.22	2020/37470	PDL	2	2	0	0	2	COU
3635		Derby Farm	Burtonwood & Winwick	0.25	2020/37573	PDL	2	2	0	0	2	COU
3640		206 Manchester Road	Rixton & Woolston	0.06	2020/38013	GF	1	1	0	0	1	New
3650		28-32 Buttermarket Street	Bewsey & Whitecross	0.017	2021/39568	PDL	4	4	0	0	4	COU
3653		Land adj to 10 White Street	Bewsey & Whitecross	0.03	2021/39922	PDL	4	4	0	0	4	New
3707		82 Burford Lane	Lymm South	0.785	2020/38388	PDL	3	3	0	0	3	New
3708		Holcroft Hall Farm	Culcheth, Glazebury & Croft	0.057	2021/38720	PDL	1	1	0	0	1	COU

Appendix 7 – Housing Completions 2023/24 (Gross)

Ref	Suffix	Location	Ward	Area (Ha)	Application Number	PDL/GF	Net Capacity	Total Completed to dated	Under Construction	Not Started	Completed 2023/24	New/COU/Conv
3716		Land adjacent to 4 Coronation Drive	Penketh & Cuerdley	0.02	2021/39537	PDL	1	1	0	0	1	New
3803		Q Base	Bewsey & Whitecross	0.02	2022/41159	PDL	11	11	0	0	11	COU
3809		Cuerdon Cottage	Lymm North & Thelwall	0.1	2021/40621	PDL	1	1	0	0	1	COU
3819		115 Bewsey Road	Bewsey & Whitecross	0.027	2021/40720	PDL	6	6	0	0	6	COU
3821		Stockton Heath Christian Fellowship	Stockton Heath	0.035	2022/41259	PDL	6	6	0	0	6	COU
3830		29 Church Road	Lymm South	0.03	2022/41945	PDL	1	1	0	0	1	CONV
3850		Former Springbrook PH	Lymm North & Thelwall	1.2	2021/38631	PDL	39	39	0	0	39	New
3927		67 Bridge Street	Bewsey & Whitecross	0.03	2023/00438/ FUL	PDL	1	1	0	0	1	CONV
3938		62 Dudley Street	Orford	0.01	2023/01230/ CLDP	PDL	2	3	0	0	3	CONV
3943		94 Watkin Street	Orford	0.01	2023/01412/ CLDP	PDL	2	3	0	0	3	CONV
Total											664	