



**WARRINGTON**  
Borough Council

# **Warrington Borough Council Local Plan**

## **Urban Capacity Assessment Update July 2017**





# Urban Capacity Statement

## Introduction

- 1.1 This statement updates the Urban Capacity Statement that was prepared to accompany the Council's Regulation 18 (Part 1) Scoping Consultation on the review of the Local Plan Core Strategy in October 2016. Since the Scoping Consultation further work has been undertaken to update the evidence base that underpins the urban capacity and produce a more robust figure for Warrington's urban capacity.
- 1.2 In identifying land to meet Warrington's need for housing and employment, the Council has sought to maximise the capacity of the existing urban area to accommodate new development, in order to demonstrate that all reasonable options have been identified for meeting our development requirements before releasing Green Belt. The Council has undertaken a detailed assessment of urban capacity through its Strategic Housing Land Availability Assessment (SHLAA) and Economic Development Needs Assessment (EDNA). It has also identified the significant additional capacity that can be delivered through the regeneration plans for the Town Centre, Warrington Waterfront and the wider Inner Warrington area. This has involved a detailed masterplanning exercise undertaken in partnership with Warrington & Co, the Council's economic development partnership.
- 1.3 As indicated in the previous Urban Capacity Statement the Council's latest Open Space Audit (July 2016) and EDNA (Oct 2016) did not identify any readily available areas of surplus open space or sites which are no longer suitable for employment use in the urban area which could be released for housing over and above that already in the SHLAA.

## Housing

### SHLAA Land Supply

- 2.1 The Council has undertaken a major review of its Strategic Housing Land Availability Assessment (SHLAA) in 2017, identifying committed and planned housing land supply over the next 15 years. The SHLAA (2017) takes into account planning permissions granted and completions up to 31<sup>st</sup> March 2017.
- 2.2 In addition, it takes account of the responses to the Scoping Consultation, providing updated evidence to support the assumptions used for estimating the development potential of sites and a revised assessment format that takes account of the recommendations contained in the National Planning Practice Guidance (PPG) in respect of the site size threshold.

- 2.3 The updated SHLAA (2017) identified a total housing land supply in the urban area and on green field sites outside of the Green Belt of **9,721** up to 2032 (See Table 1 below). This figure includes a ‘Small Sites’ Allowance for sites below the 0.25ha size threshold employed (See Table 1 below) but does not include any Windfall Allowance for sites of 0.25ha and above.

**Masterplanning Land Supply**

- 2.4 The Council have updated the master planning work relating to the town centre and Inner Warrington (including the Waterfront Strategic Development Opportunity) in partnership with Warrington and Co. This has involved completely reviewing the land uses, capacities and phasing of development on each parcel within each of the masterplanning areas, to take account of recent progress on site acquisition; funding; negotiations; and planning applications. It has produced a figure of **7,558** units over the next 20 years (See Table 1 below).

**Urban Capacity**

- 2.5 The urban capacity figure is a product of the updated SHLAA (2017) figure and the updated Master Planning work undertaken in partnership with Warrington & Co. This has confirmed a capacity for **15,429** new homes over the next 20 years.
- 2.6 In order to avoid double counting of capacity from this master planning work the capacity of all of the sites in the SHLAA that are located within the master planning areas (ie. 2,285) has been subtracted from the masterplan total (See Table 1 below).
- 2.7 Finally, for the purposes of calculating the urban capacity an additional small sites allowance has been added for a further five years (ie. 435) to take account of the plan period of 20 years, as shown in the table below.

**Table 1: Urban Capacity Assessment – Housing Land (2017)**

EDNA/Master Plan Area	Total
SHLAA 2017 (existing supply)	9,721
Masterplanning Areas	7,558
Additional Small Sites Allowance (15yrs+)	435
SHLAA sites in Masterplanning Areas	-2,285
<b>Total</b>	<b>15,429</b>

## **Employment**

### **EDNA Land Supply**

- 3.1 The Council commissioned a major review of its employment land availability in 2016, identifying committed and planned employment land supply over the next 15 years. The EDNA (2016) takes into account planning permissions granted and completions up to 31<sup>st</sup> March 2016 and identified a supply a 104.53ha of employment land (subsequently revised to **103.19ha** due to more recent completion).

### **Masterplanning Land Supply**

- 3.2 The updated master planning work relating to the town centre and Inner Warrington (including the Waterfront Strategic Development Opportunity) has identified an additional **26.58ha** of employment land over the next 20 years

Table 2: Urban Capacity Assessment – Employment Land 2017

EDNA/Master Plan Area	Total (ha)
City Centre (Existing Supply)	0.37
City Centre	26.58
Wider Urban Area (Existing Supply)	92.42
Waterfront (Existing Supply)	10.4
<b>Total</b>	<b>129.77</b>

### **Urban Capacity**

- 3.7 The urban capacity figure is a product of the updated EDNA (2016) figure and the updated Master Planning work undertaken in partnership with Warrington & Co. This has confirmed an urban capacity for **129.77ha** of employment and over the next 20 years.







**WARRINGTON**  
Borough Council

Planning Policy & Programmes  
Warrington Borough Council  
New Town House  
Buttermarket Street  
Warrington  
WA1 2NH

Tel: 01925 442826  
Email: [ldf@warrington.gov.uk](mailto:ldf@warrington.gov.uk)