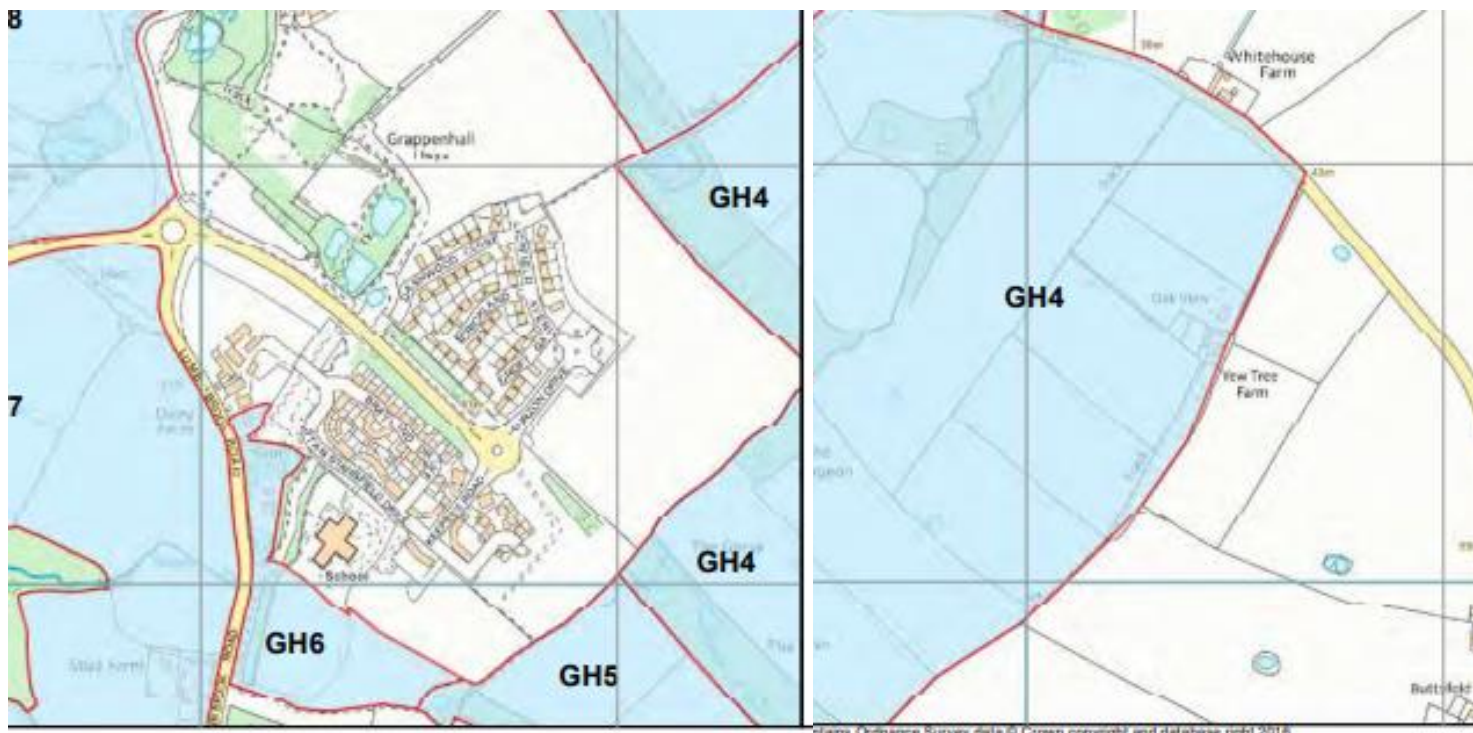






Land adjoining Yew Tree Farm, Broad Lane, Grappenhall

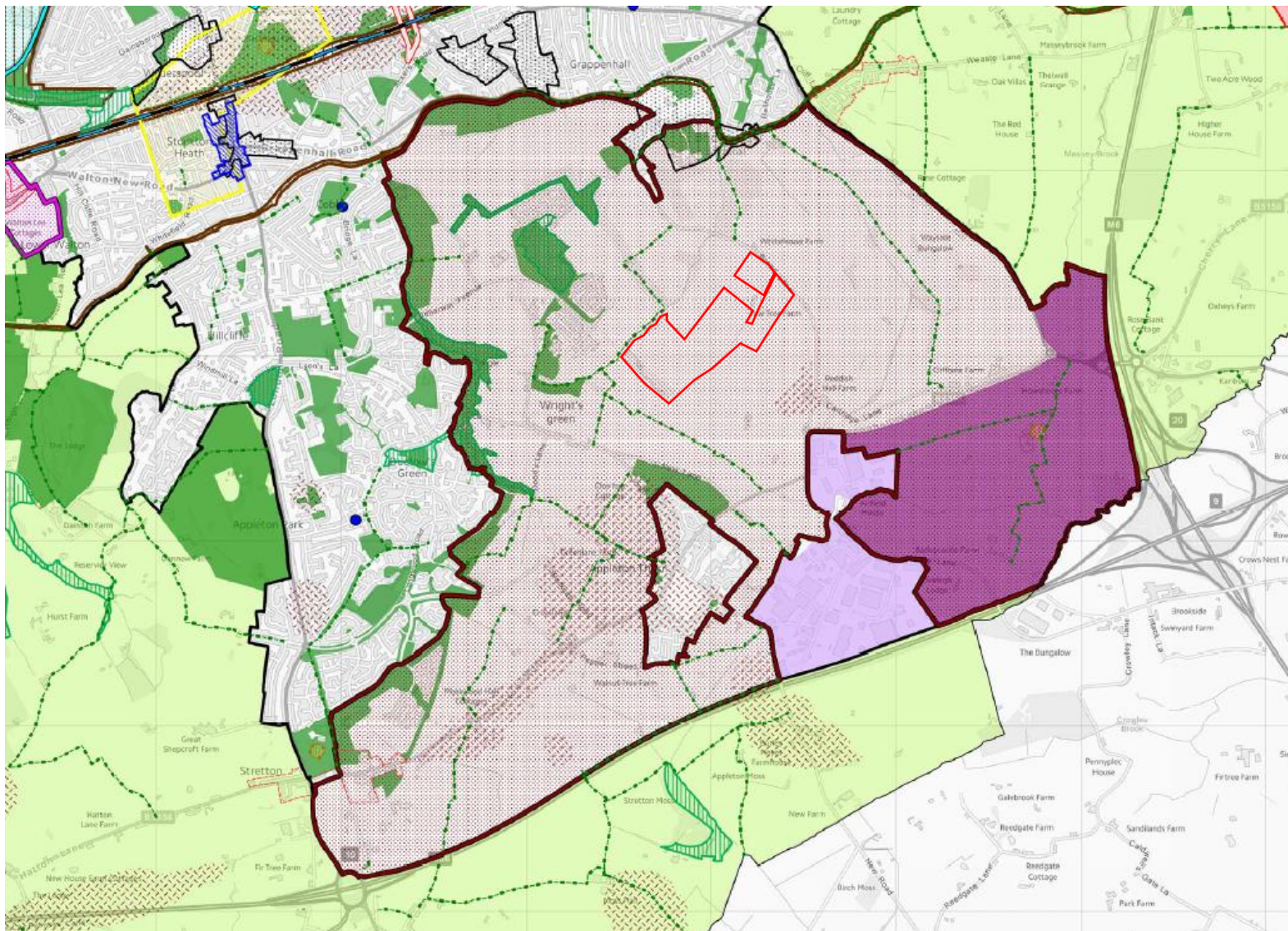
- 69.5 acres
- Green Belt allocation
- Slightly sloping towards Broad Lane & northern boundary of the site
- Bounded by mature hedgerow
- Mature wooded area to SW boundary



Warrington Local Plan Green Belt Assessment (Sept 2016)

Ref: GH4

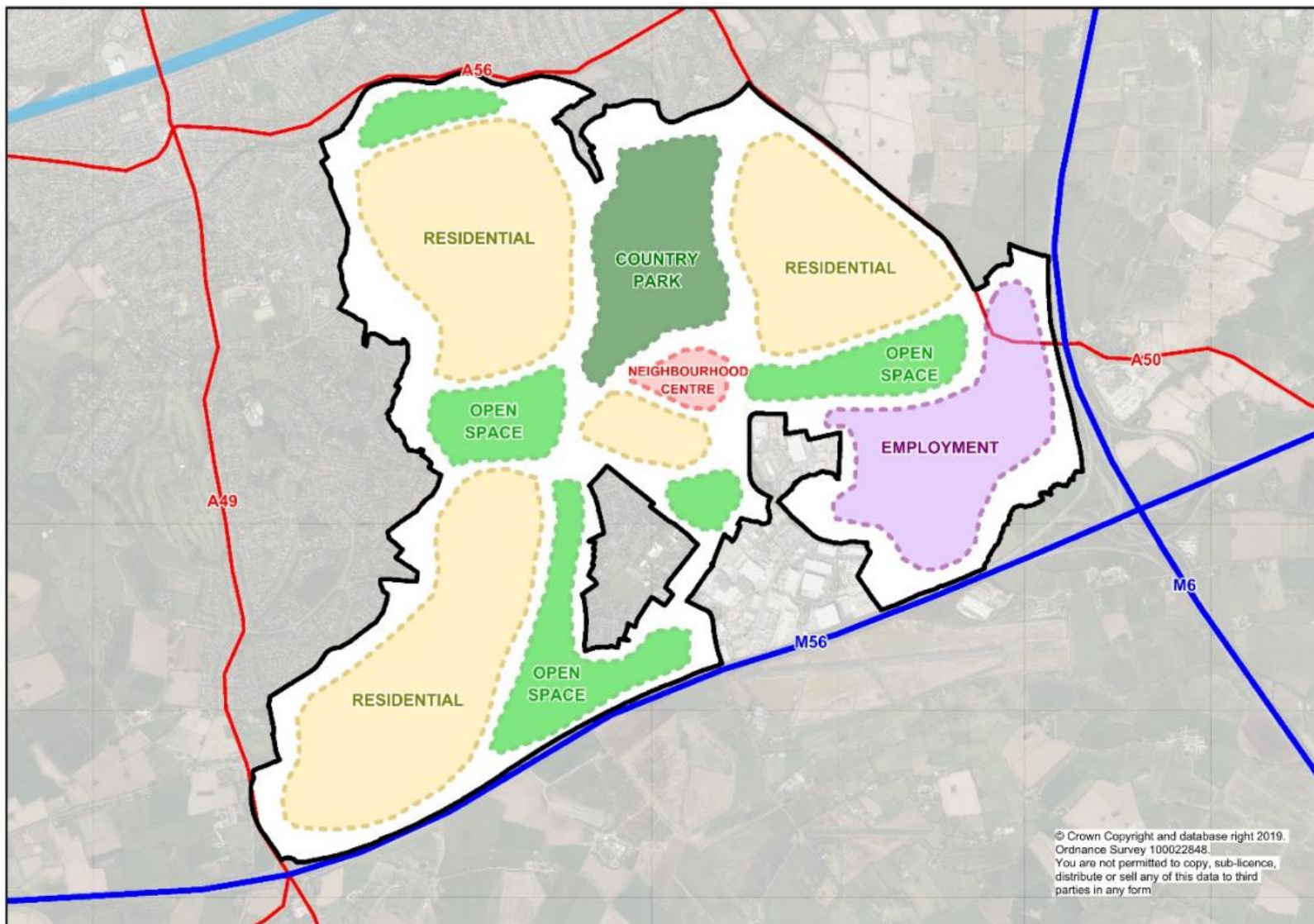
“Moderate Contribution”



Warrington – Proposed Submission Plan (Sept 2019)

Site allocated as Garden Suburb MDA (MD2)

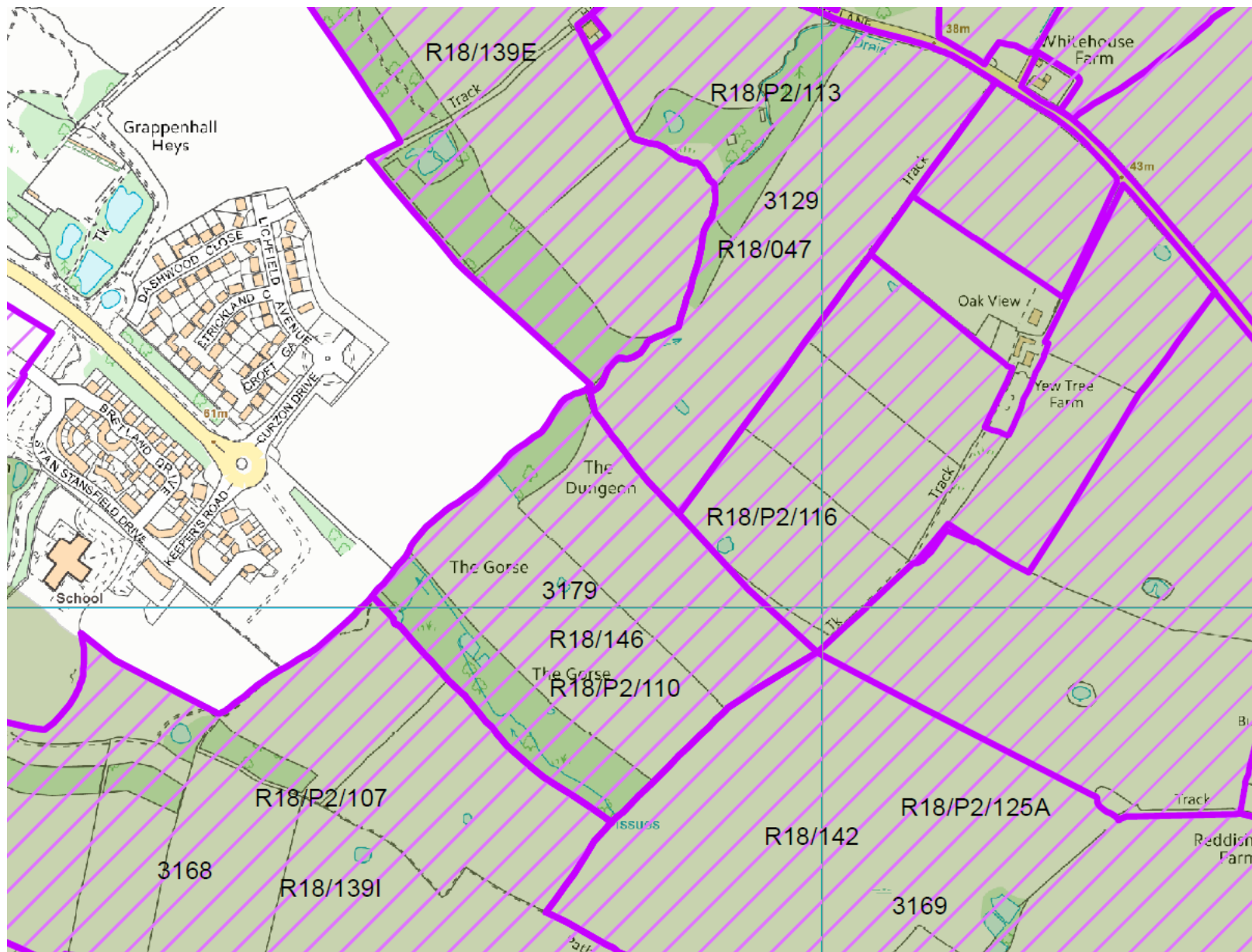
“deliver approximately 7,400 homes and 116 hectares of employment land.”



Warrington – Garden Suburb Indicative Masterplan (Sept 2019)

Site included within indicative masterplan.

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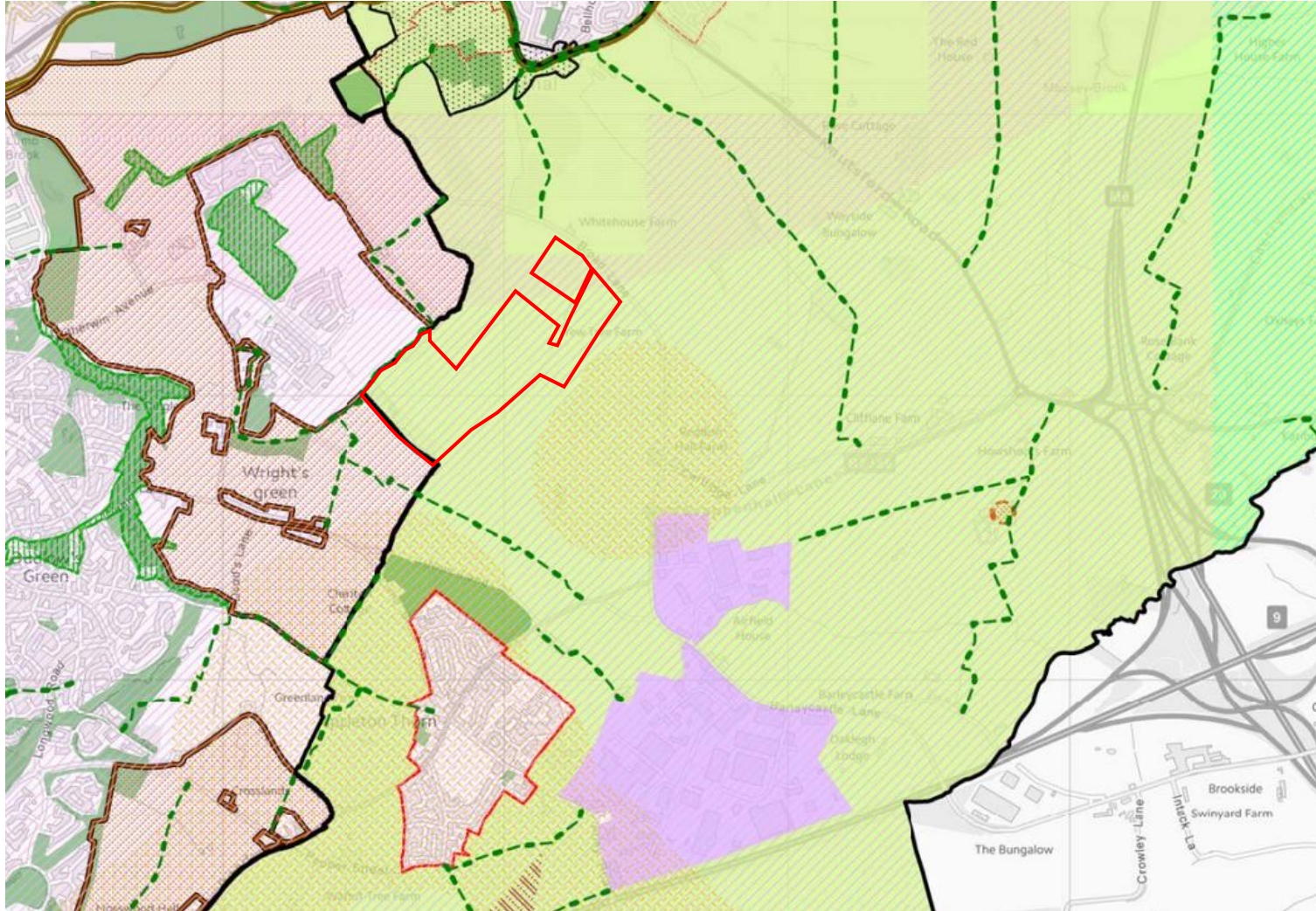


Warrington Local Plan Green Belt Assessment (Sept 2021)

Ref: R18/P2/110 3179; R18/146 (Southern Portion adjoining Grappenhall Heys)

Ref: R18/P2/116 (Northern Portion fronting Broad lane, bounding Yew Tree Farm)

“Moderate Contribution”



Warrington Local Plan (Dec 2023)

Ref: R18/P2/110 3179; R18/146 (Southern Portion adjoining Grappenhall Heys)

Ref: R18/P2/116 (Northern Portion fronting
Broad lane, bounding Yew Tree Farm)

“Moderate Contribution”

Warrington Local Plan 2016

Deliver 945 homes per year (2017-37)

Warrington Adopted Local Plan 2021/22 – 2038/39

Deliver 816 homes per year (2021/22
2038/39)

Warrington's Requirements under Standard Method

Previous req. to deliver 719 homes per year

New req. **1146 homes per year*** (+355)

WARRINGTON PROPOSED SUBMISSION VERSION LOCAL PLAN

2017 - 2037

MARCH 2019



WARRINGTON LOCAL PLAN

2021/22 - 2038/39
ADOPTED DECEMBER 2023



Ministry of Housing,
Communities &
Local Government

Open consultation

Proposed reforms to the National Planning Policy Framework and other changes to the planning system

Updated 2 August 2024

Applies to England

Contents

- Scope of consultation
- Basic Information
- How to respond
- Chapter 1 – Introduction
- Chapter 2 – Policy objectives
- Chapter 3 – Planning for the homes we need
- Chapter 4 – A new Standard Method for assessing housing needs
- Chapter 5 – Brownfield, grey belt and the Green Belt

Scope of consultation

Topic of this consultation

This consultation seeks views on our proposed approach to revising the National Planning Policy Framework in order to achieve sustainable growth in our planning system. We are also seeking views on a series of wider policy proposals in relation to increasing planning fees, local plan intervention criteria and appropriate thresholds for certain Nationally Significant Infrastructure Projects.

** Indicative figures*

WBC Housing Trajectory

5 Year Supply (as of 1 st April 2023)		
		2020 base need
Basic requirement	5 x the borough's Local Housing Need per annum.	3,555
20% buffer	As required by NPPF paragraph 74 in areas with significant under delivery over the past 3 years.	711
Total housing requirement	Basic requirement + 20% buffer	4,266
Deliverable supply of homes		2,924
Annual requirement including buffer	<u>Total housing requirement</u> 5	853
Number of years supply	<u>Deliverable supply of homes</u> Annual requirement (inc buffer)	<u>2,924</u> 853
		3.43 yrs

5 year supply based on new NPPF*		
Basic Requirement	5x Borough's Local Housing need p/a	5,730
Deliverable Supply of homes		2,439
Annual requirement including buffer	Total Housing requirement / 5	1,146
Number of years of supply (5yhls)	Deliverable supply of homes / annual requirement (inc buffer)	2,439 / 1,146
		<u>2.13 years</u>
Long term supply (15yhls)		<u>9.57 years</u>

* Indicative figures

Grey Belt...

The NPPF Annex definition:

“...land in the green belt comprising PDL and any other parcels and/or areas of Green Belt land that make a limited contribution to the five Green Belt purposes... but excluding those listed in footnote 7”

Golden Rules

- Would apply to all GB development (via application or local plan);
- Provision of at least 50% affordable housing (subject to viability);
- Relevant infrastructure improvements; and
- Provision or improvement of green spaces within a short walk of home.



...or Green Belt?

Reversal of the December 2023 changes - compulsory Green Belt Reviews to meet development needs

Para. 142: housing needs can justify exceptional circumstances for Green Belt release and mandates LPAs to review and, if necessary, alter Green Belt boundaries when they cannot fully meet needs

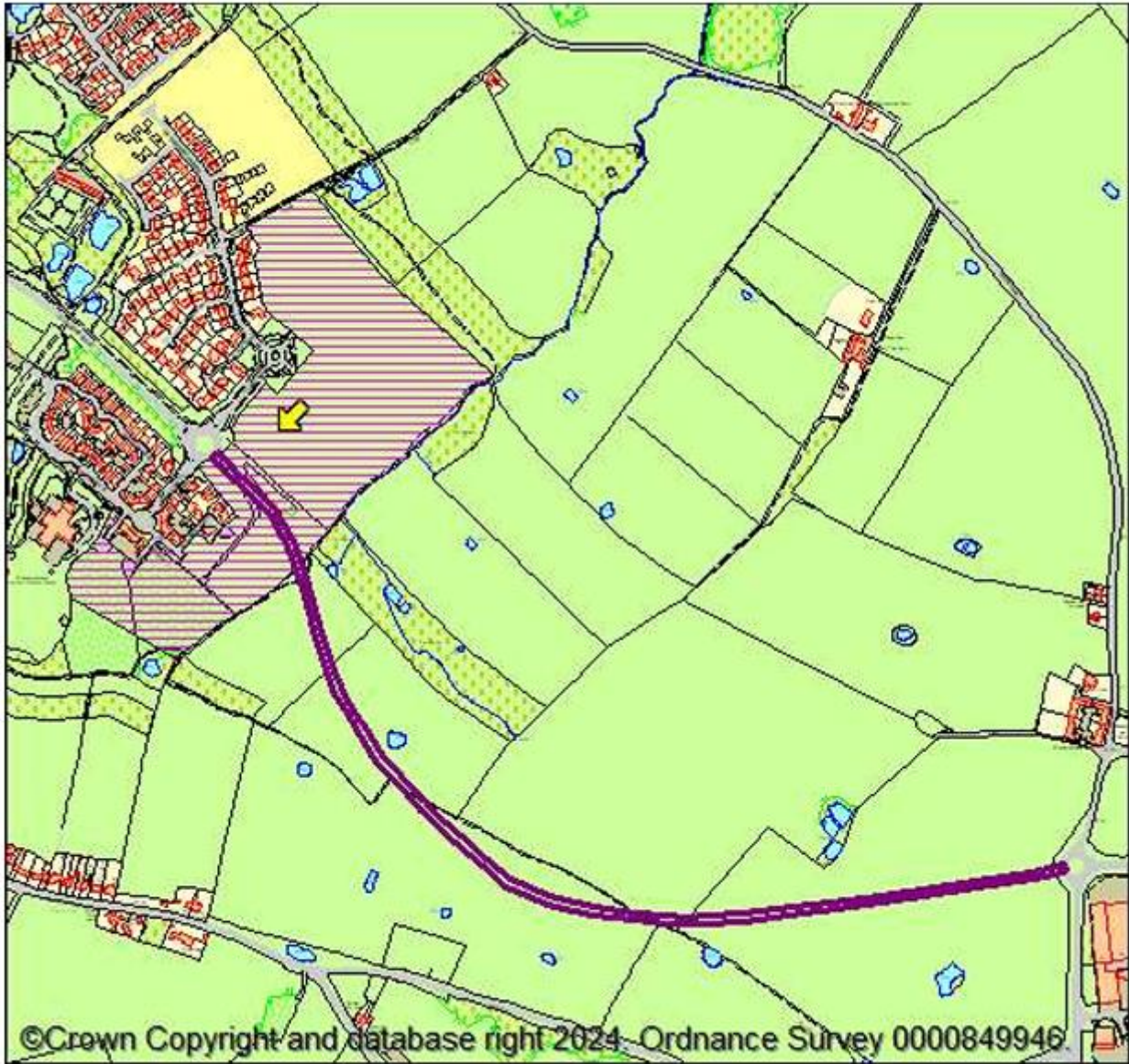
UNLESS – the Green Belt Review demonstrates that such alterations would “fundamentally undermine the function of the Green Belt across the area of the plan as a whole”

Para. 144: sequential approach to release

- PDL in sustainable locations
- Grey Belt land in sustainable locations
- Other ‘sustainable locations’ in the Green Belt.

Back to 2019 position...?

Access



Grappenhall Phase II (Redrow Homes)

Application Ref: 2024/01056/FULM

