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# 'Call for Sites'

## Warrington Borough Council Local Plan Review

### Call for Sites Registration Form

October 2016

**Please note this 'Call for Sites' is for five or more dwellings or economic development on sites of 0.25 ha (or 500sqm of floor space) and above, Gypsy, Traveller and Show People and Minerals and Waste sites.**

The identification of sites does not imply that the Council considers that the site is suitable for development, either now or in the future. It cannot be taken as representing either an intention to allocate these sites, or as a material consideration in the determination of a planning application.

Potential sites that have been identified will be further tested through the Plan-making process, including through the Spatial Distribution and Site Assessment Process, Sustainability Appraisal/Strategic Environmental Assessment, several stages of public participation and independent examination.

Please also note that all the responses and information received as part of the 'Call for Sites' will be published and made available for public viewing as part of the open and transparent Plan making process.

**NOTE:** Please read the accompanying guidance note [here](#) before completing this form and complete a **separate** form for each site that you are submitting to the Council.

***Please return your completed form and any accompanying supporting material to Planning Policy, Warrington Borough Council no later than 5.00pm on Monday 05<sup>th</sup> December 2016.***

By e-mail: [ldf@warrington.gov.uk](mailto:ldf@warrington.gov.uk)

By post: Planning Policy, Warrington Borough Council, New Town House, Buttermarket Street, Warrington, WA1 2NH

Should you require further advice and guidance on completing this form, please contact the Planning Policy Team by telephone on 01925 442841 or by e-mail to [ldf@warrington.gov.uk](mailto:ldf@warrington.gov.uk)

## (1) Your Details

Please provide your contact details and those of your agent (if applicable). Where provided, we will use your Agent's details as our primary contact.

|               | Your details | Your Agent's details          |
|---------------|--------------|-------------------------------|
| Name          | Mr J Bryan   | Steve Goodwin                 |
| Position      |              | Director                      |
| Organisation  |              | Goodwin Planning Services Ltd |
| Address       |              | Old Church Road               |
|               |              | Old Coach Road                |
|               | Town         | Kelsall                       |
|               | Postcode     | CW6 0QJ                       |
| Telephone     |              |                               |
| Email address |              |                               |

## (2) Site Details

Please provide the details of the site you are suggesting. If you are suggesting more than one site, please use a **separate** form.

|  |  |                                    |
|--|--|------------------------------------|
| Name of site /other names it's known by              | Land at Fir Tree Close/ M56                    |                                    |
| Address  | Fir Tree Close                                 |                                    |
|  | Stretton                                       |                                    |
|  | Town   | Warrington                         |
|  | Postcode                                       |                                    |
| Ordnance Survey Grid Reference                       | Easting :                                      | Northing :                         |
| Site area (hectares)                                 | 1.1Ha  |                                    |
| Net developable area (hectares)                      | 1.1Ha  |                                    |
| What is your interest in the site? (please tick one) | Owner <input checked="" type="checkbox"/>      | Lessee <input type="checkbox"/>    |
|  | Prospective Purchaser <input type="checkbox"/> | Neighbour <input type="checkbox"/> |
|  | Other <input type="checkbox"/>                 | Please state:                      |

**Please Note:** It is essential that you provide a map showing the site's location and detailed boundaries for each submission.

### (3a) Proposed future use(s)

Please indicate the preferred use that you would like the site to be considered for. Please also indicate any other uses you would consider acceptable. If you wish the site to be considered for a mix of uses, please tick all uses that apply.

|   | Residential  | Gypsy & Travellers       | Employment               | Retail                       | Leisure                                | Other*                   |
|---|--|--------------------------|--------------------------|------------------------------|--|--------------------------|
| Preferred future use                        | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     | <input type="checkbox"/>               | <input type="checkbox"/> |
| Alternative future use(s)                   | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>     | <input type="checkbox"/>               | <input type="checkbox"/> |
| Potential Capacity                          | houses: 30   | Number of Pitches:       | SqM                      | SqM                          | SqM                                    | SqM                      |
|   | or flats:  |                          |                          |                              |  |                          |
| Employment Use Class (E.g. B1)              |  |                          |                          |                              |  |                          |
| * If "Other", please indicate which use(s): |  |                          |                          |                              |  |                          |
| Potential Density                           | 30 dph   |                          |                          |                              |  |                          |
|   | Has any design, viability, master planning work or other studies been undertaken for any proposed use? |                          |                          | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |                          |

### (3b) Proposed future use(s) - Minerals and Waste

Details:

#### (4) Site Ownership

Please record the site ownership details. If there are more than three owners, please record the fourth owner, etc. on a separate sheet. Please indicate the extent of individual landholding(s) on the site map.

If you do not know who owns the site, please state so below.

|          | Owner 1    | Owner 2 | Owner 3 |
|----------|------------|---------|---------|
| Name     | [REDACTED] |         |         |
| Address  |            |         |         |
|          |            |         |         |
|          |            |         |         |
| Town     |            |         |         |
| Postcode |            |         |         |

Or: I do not know who owns the site

Has the owner (or each owner) indicated support for proposed redevelopment?  
Please also record these details for the 4<sup>th</sup> and subsequent owners (where necessary).

|            |                                     |                          |                          |
|------------|-------------------------------------|--------------------------|--------------------------|
| Yes        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| No         | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| Don't know | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

Are there any Restrictive Covenants & Ransom Strips affecting the site?

No

#### (5) Market Interest

Please choose the most appropriate category below to indicate what level of market interest there is in the site:

|                                  |                                     | Any comments                     |
|----------------------------------|-------------------------------------|----------------------------------|
| Site is owned by a developer     | <input checked="" type="checkbox"/> | Owner is a small local developer |
| Site under option to a developer | <input type="checkbox"/>            |                                  |
| Enquiries received               | <input type="checkbox"/>            |                                  |
| Site is being marketed           | <input type="checkbox"/>            |                                  |
| None                             | <input type="checkbox"/>            |                                  |
| Not known                        | <input type="checkbox"/>            |                                  |

## (6) Site Condition

Please record the current use(s) of the site (or for vacant sites, the previous use, if known) and the neighbouring land uses.

|                   |                      |  |
|-------------------|----------------------|--|
| Current use(s)    | Equestrian           |  |
| Neighbouring Uses | Residential/hospital |  |
| If vacant         | Previous use(s)      |  |
|                   | Date last used       |  |

What proportion of the site is made up of buildings, and what proportion is (open) land?

|                                 |    |   |                                     |    |   |
|---------------------------------|----|---|-------------------------------------|----|---|
| Proportion covered by buildings | 10 | % | Proportion not covered by buildings | 90 | % |
|---------------------------------|----|---|-------------------------------------|----|---|

If there are buildings on the site, please answer the following questions:

|  |                 |           |
|--|-----------------|-----------|
| How many buildings are there on the site?                        | 3               | buildings |
| What proportion of the buildings are currently in use?           | % in use: 100   | %         |
|  | % derelict:     | %         |
|  | % vacant:       | %         |
| Are any existing buildings on the site proposed to be converted? | Potentially yes |           |

For the **parts of the site not covered by buildings**, please answer these questions:

|  |     |        |
|--|-----|--------|
| What proportion of the land is currently in active use?  | 100 | %      |
| What proportion is <b>greenfield</b> (not previously developed)?                                 | 0   | % (A)* |
| What proportion is <b>previously developed</b> and cleared?                                      | 0   | % (B)* |
| What proportion is <b>previously developed</b> but not cleared?<br>(e.g. demolition spoil, etc.) | 100 | % (C)* |

\* A plus B plus C should add to 100%.

Please provide any additional comments on a separate sheet if necessary.

## (7) Constraints to Development

Please tell us about any known constraints that will affect development for the proposed use, details of what action is required, how long it will take and what progress has been made.

Please use a separate sheet where necessary to provide details. If using separate sheets, it would be helpful to make reference there to the particular constraint, e.g (7)(e) – Drainage.

|                                      | Yes,<br>No or<br>Don't<br>know | Nature and severity of<br>constraint * | Action<br>needed,<br>timescales<br>and progress | Confirmed by<br>technical study<br>or by service<br>provider? |                                     |
|--------------------------------------|--------------------------------|--|---|---|-------------------------------------|
|                                      |                                |  |   | Yes   | No                                  |
| a) Land contamination                | no                             |  |   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> |
| b) Land stability                    | no                             |  |   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> |
| c) Mains water supply                | no                             |  |   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> |
| d) Mains sewerage                    | no                             |  |   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> |
| e) Drainage, flood risk              | no                             |  |   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> |
| f) Tree Preservation<br>Orders       | no                             |  |   | <input type="checkbox"/>                                      | <input type="checkbox"/>            |
| g) Electricity supply                | no                             |  |   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> |
| h) Gas supply                        | no                             |  |   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> |
| i) Telecommunications                | no                             |  |   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> |
| j) Highways                          | no                             |  |   | <input type="checkbox"/>                                      | <input checked="" type="checkbox"/> |
| k) Ownership, leases<br>etc.         | no                             |  |   | <input checked="" type="checkbox"/>                           | <input type="checkbox"/>            |
| l) Ransom strips,<br>covenants       | no                             |  |   | <input checked="" type="checkbox"/>                           | <input type="checkbox"/>            |
| m) Other (Please<br>provide details) |                                |  |   | <input type="checkbox"/>                                      | <input type="checkbox"/>            |

## **(8) Site Availability**

*Please indicate when the site may be available*

Excluding planning policy constraints, when do you believe this site could be available for development?

Immediately Yes (Note: to be “immediately available”, a site must be cleared, unless being considered for conversions.)

If not immediately, please state when it could be available:

If the site is not available immediately, please explain why – e.g. the main constraint(s) or delaying factor(s) and actions necessary to remove these:

## **(9) Any Other Information**

Please tell us anything else of relevance regarding this site if not already covered above that will ensure that it contributes positively to the achievement of sustainable development. Please use a separate sheet/s if necessary.

Sustainable location close to local facilities and public transport routes.

Brownfields site.

Potential to enhance character of site and boundary with M56.

**Planning Policy– Warrington Borough Council,  
New Town House, Buttermarket Street, Warrington, WA1 2NH**

[ldf@warrington.gov.uk](mailto:ldf@warrington.gov.uk)

**01925 442841**

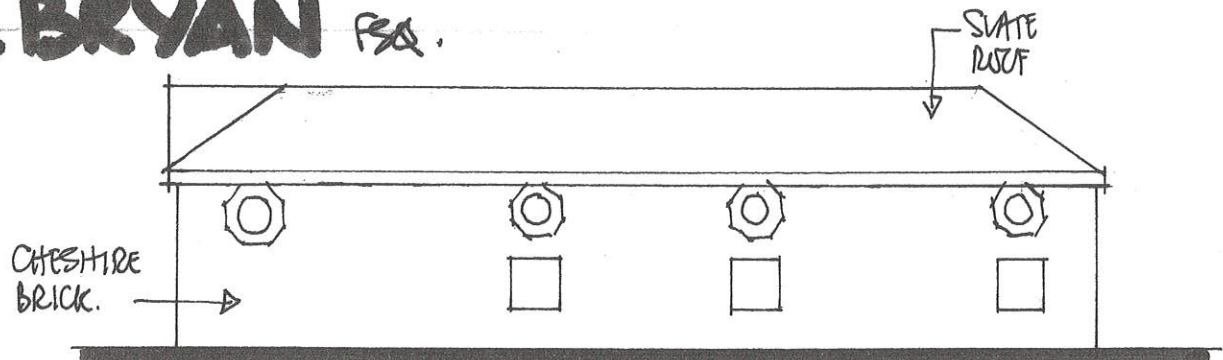
This form is available in other formats or languages on request.



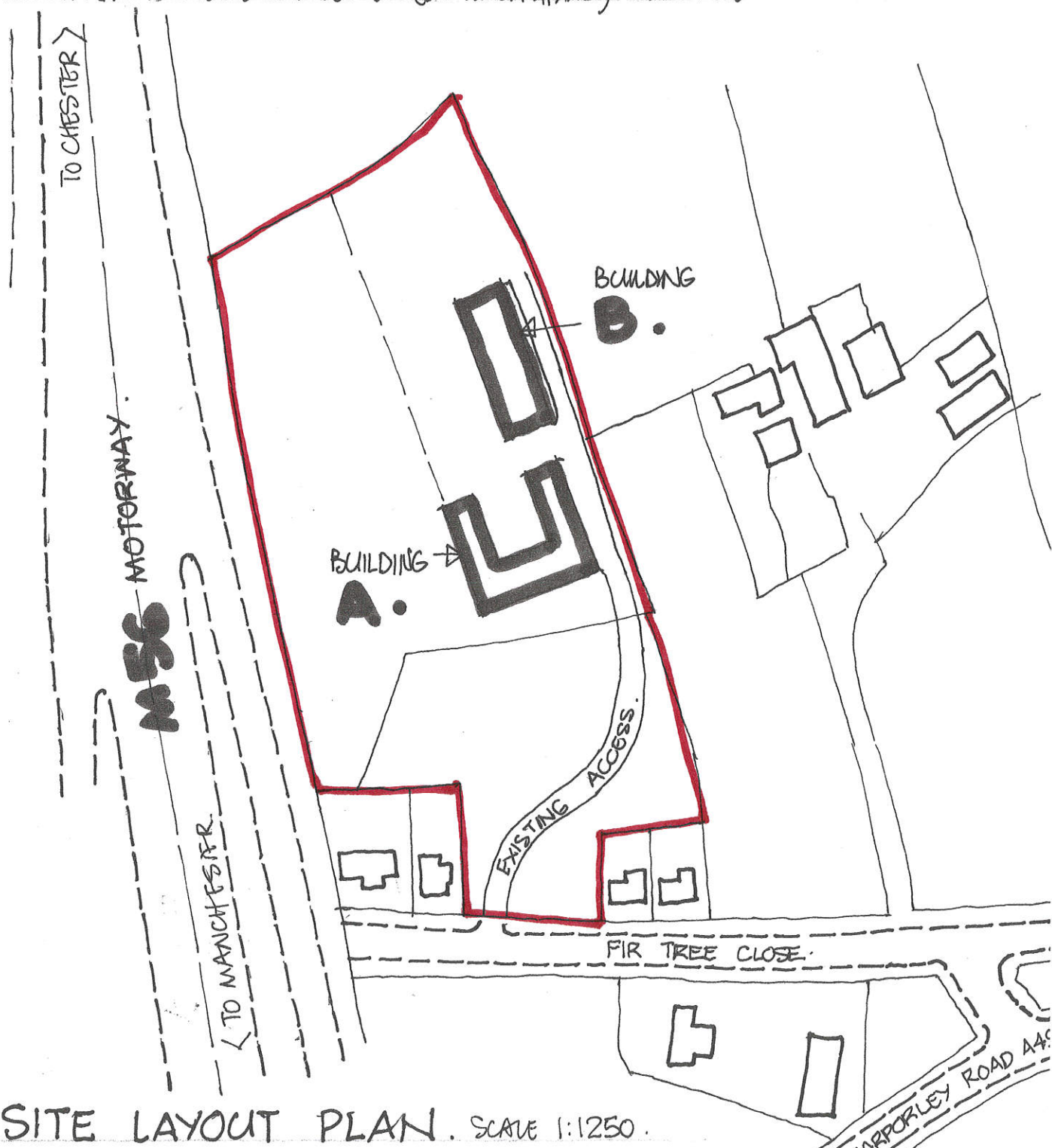
EXISTING PLANS AND ELEVATIONS  
AGRICULTURAL BUILDING A. AT FIR TREE  
CLOSE. STRETTON. WARRINGTON. CHESHIRE  
FOR

DRG. NO  
**JB/2012/6/3**

**J. BRYAN** FSA.



**NORTH ELEVATION . (SOUTH OPP. HAND) SCALE 1:100 .**



**SITE LAYOUT PLAN. SCALE 1:1250 .**