

<i>For Office Use Only</i>	
Date received:	
Scanned /Saved:	
Plotted:	
Site Ref:	
SHLAA Site Ref:	

'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 05th December 2016.

By e-mail: 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

(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		
Position		
Organisation		
Address		
	Town	
	Postcode	
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		
Address		
	Town	
	Postcode	
Ordnance Survey Grid Reference	Easting :	Northing :
Site area (hectares)		
Net developable area (hectares)		
What is your interest in the site? (please tick one)	Owner	Lessee
	Prospective Purchaser	Neighbour
	Other	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							
Alternative future use(s)							
Potential Capacity	houses:	Number of Pitches:	SqM	SqM	SqM	SqM	
	or flats:						
Employment Use Class (E.g. B1)							
* If "Other", please indicate which use(s):							
Potential Density							
	Has any design, viability, master planning work or other studies been undertaken for any proposed use?			Yes	No		

(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			
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 4th and subsequent owners (where necessary).

Yes			
No			
Don't know			

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

--

(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		
Site under option to a developer		
Enquiries received		
Site is being marketed		
None		
Not known		

--

(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)		
Neighbouring Uses		
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	%	Proportion not covered by buildings	%
---------------------------------	---	-------------------------------------	---

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

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

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

What proportion of the land is currently in active use?		%
What proportion is greenfield (not previously developed)?		% (A)*
What proportion is previously developed and cleared?		% (B)*
What proportion is previously developed but not cleared? (e.g. demolition spoil, etc.)		% (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, No or Don't know	Nature and severity of constraint *	Action needed, timescales and progress	Confirmed by technical study or by service provider?	
				Yes	No
a) Land contamination					
b) Land stability					
c) Mains water supply					
d) Mains sewerage					
e) Drainage, flood risk					
f) Tree Preservation Orders					
g) Electricity supply					
h) Gas supply					
i) Telecommunications					
j) Highways					
k) Ownership, leases etc.					
l) Ransom strips, covenants					
m) Other (Please provide details)					

(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 (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.

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

ldf@warrington.gov.uk

01925 442841

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

ADDITIONAL SHEET – CALL FOR SITES FORM

CURTILAGE OF POOL FARM, SOUTH OF STANNIAN FOLD OFFICES

Introduction

This site forms part of parcel 'LY3' on the Green Belt Assessment published by Warrington Borough Council in October 2016. For the reasons set out below, it is submitted that this site should form a distinct section of this parcel.

It is submitted that the release of this site would make a significant contribution to achievement of sustainable development in the locality. It is on the basis of this site's favourable individual characteristics that it may be justifiably released from the 'Green Belt' with minimal adverse impact.

Existing Boundary

Whilst there may be a case for continuing 'Green Belt' protection for the bulk of 'LY3' due to its openness, it is clear that this site has converse characteristics which set it apart from the remainder of the parcel.

Indeed, this has been recognised by WBC's own Strategic Housing Land Availability Assessment (SHLAA) 2016. This site was referred to as the 'Land immediately surrounding Pool Farm' and included further curtilage of Pool Farm around to the north. This assessment concluded [at 1621] that the site was endorsed as 'suitable' and to be reviewed on an annual basis. As one of the few sites found to be suitable, it is in a strong position in terms of its potential for release. In light of the commitment to an annual review of the status of this site, the only question appears to be as to the timing of release. This is converse to the remainder of 'LY3' which was considered to be unsuitable due to policy constraints.

Therefore there has been recognition of the distinctive features of this site. On the basis of these distinctions, this site should be categorised as having the potential for development. This site falls within the boundary of Pool Farm, and should be categorised as having a defensible hedge-lined boundary which could frame a small residential scheme.

This residential scheme would of course be subject to development control considerations applied to a detailed proposal, in order ensure that the design, density and massing of the houses respect its edge of village setting. This would also protect the character of Pool Farm and other nearby properties along Pool Lane.

Existing Development and Placement

It is submitted that this site forms part of the curtilage of the existing development known as Pool Farm and Stannian Fold. To the north there are existing residential properties and commercial buildings which have previously been subject to approved re-development into offices. Therefore, the site can be considered as an 'in-fill' between the established development on the site of Pool Farm and Stannian Fold, and the existing residential properties which are situated further south on Pool Lane. It therefore does not provide the protection from encroachment which is offered by the

openness of the remainder of 'LY3'. In addition, allocating this site for development would allow for more beneficial use of land which is now despoiled by abandonment of its previous agricultural use.

Moreover, it is clear that at least some new development will be required to be accommodated in and around Lymm in order to meet the demand for housing in the locality, and development of this site would offer a relative lack of harm to the village character. With developers increasingly responding to the paucity of opportunities to develop in villages by seeking, and sometimes gaining, permission to build on sites within the core of the village, the release of this site would therefore help to avoid the gradual urbanisation to the detriment of the village's character. It is clear therefore, that the modest development of this site would provide a more sustainable alternative to consolidation of the existing built-up area of the village.

Parallels can be drawn with the nearby permitted development on the Pool Bank Farm site to the east on Pool Lane. This site originally consisted of similar curtilage and was neighboured with existing development. Agricultural land formed the remainder of its boundary, with its placement on the bank of Statham Pools arguably making the site more conspicuous.

Protection for remainder of 'LY3'

As small residential scheme, the existing development to the north and south, and the hedge-lined boundary would provide strong protection from encroachment into the remainder of 'LY3'. It is submitted that for the reasons set out above, development within this frame would in no way lead to an argument for the justification of development in the remainder of parcel 'LY3'.

Existing Access and Services

There would be no difficulty in providing suitable access to the site, as there is an existing road from Pool Lane leading to the site, which is currently used as an access to the offices to the north (Stannian Fold). Similarly, all services are available, as they have been installed for the benefit of the existing offices, including mains water supply, mains sewerage, electricity supply, gas supply and telecommunications.

The location of the site is also favourable in terms of sustainable development, with a local Bus Stop within walking distance at the end of Pool Lane and Statham School/Pre-School situated just around the corner on Warrington Road, with local shops also nearby in Statham.

Conclusion

Overall, it is clear that this is a site which merits distinction from the remainder of the parcel categorised as 'LY3', and release from the 'Green Belt'. For the reasons above, as a self-contained site within the boundary of Pool Farm, it is respectfully submitted that this site does not assist in safeguarding the countryside from encroachment in the same manner as the remainder of 'LY3' and would not lead to an irresistible argument for development of the same.

Curtilage of Pool Farm, South of Stannian Fold

Untitled layer



The site is the area shaded in blue.

