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

Your ref:

Our ref: PAEJ/HD

Date: 28th November 2016

PROPERTY CONSULTANTS
VALUERS
LAND & ESTATE AGENTS
AUCTIONEERS
PLANNING & DEVELOPMENT

MANAGING DIRECTOR

Paul Johnson BA, FRICS, FAAV

ASSOCIATE

James Woods MRICS, FAAV

CONSULTANTS

Roy Brereton
George Westlake MRICS, MBEng

Dear Sirs,

Re: Warrington Local Plan
Land at Dam Lane, Hollins Green

We attach a Call for Sites Registration Form which we wish to supplement with the following representation.

1. In relation to the Green Belt Study the conclusion of the consultants is that the site overall makes a strong contribution to the purposes of the Green Belt whilst acknowledging that Dam Lane to the East and the houses to the South form a durable Green Belt boundary. The certainty in planning terms of HS2 will reinforce this boundary and will alter the basis upon which the findings of the Green Belt Study is predicated.
2. Hollins Green provides a primary school and a pre-school, is served by an hourly bus service between Manchester Shudehill Interchange and the Warrington Interchange. Glazebrook railway station is nearby and provides easy travel to Manchester, Liverpool and Warrington. The A57 adjoins the village and M6 junction 21 is 2½ miles to the West with access from there to the M62 and M56 minutes away. There are two pubs. As such an extension to the village would be sustainable in planning terms.
3. This site constitutes a deliverable housing site well related to a viable settlement which is capable of readily meeting the demands for housing within the Green Belt.

Yours faithfully,



FRANK MARSHALL & CO.

Enc.



Regulated by RICS

Frank Marshall & Co is a trading name
of Frank Marshall (Garswood) Ltd.
Company Registration No 6543828
Registered Office: 6th Floor, Cardinal
House, 20 St. Mary's, Parsonage,
Manchester, M3 2LG

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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		Southworth Estate Trust	Paul Johnson
Position			Director
Organisation			Frank Marshall & Co.
Address			121 Billinge Road,
			Garswood,
			Ashton-in-Makerfield,
			Wigan.
	Town		WN4 0XD
	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		Land at Dam Lane, Hollins Green	
Address		Dam Lane,	
		Hollins Green,	
	Town	Warrington.	
	Postcode		
Ordnance Survey Grid Reference		Easting : SJ 695	Northing : 914
Site area (hectares)		9.81	
Net developable area (hectares)		9.81	
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: 172	Number of Pitches:	SqM	SqM	SqM	SqM
	or flats:					
Employment Use Class (E.g. B1)						
* If "Other", please indicate which use(s):						
Potential Density	6.9 hectares net developable area @ 25 dwellings/ha					
	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:

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(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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/>	
Site under option to a developer	<input type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input checked="" 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)	Agriculture	
Neighbouring Uses	Agriculture and housing	
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	0 %	Proportion not covered by buildings	100 %
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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?	100	%
What proportion is <i>greenfield</i> (not previously developed)?	100	% (A)*
What proportion is <i>previously developed</i> and cleared?	0	% (B)*
What proportion is <i>previously developed</i> but not cleared? (e.g. demolition spoil, etc.)	0	% (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	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 Orders	No			<input checked="" 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 etc.	No			<input checked="" type="checkbox"/>	<input type="checkbox"/>
l) Ransom strips, covenants	No			<input checked="" type="checkbox"/>	<input type="checkbox"/>
m) Other (Please 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

(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:

12 months notice to agricultural tenant.

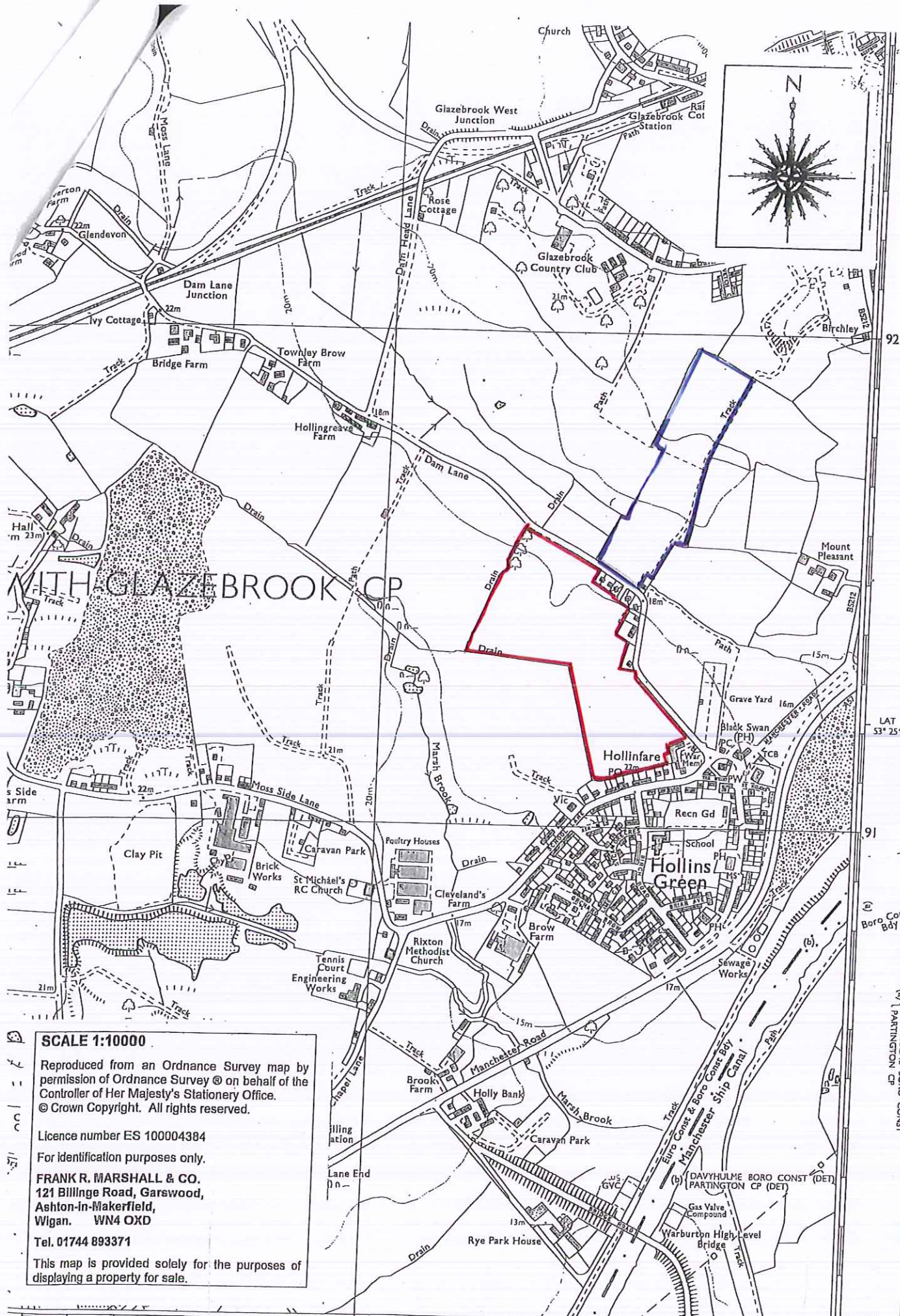
(9) Any Other Information

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.



GLAZEBROOK CP

Hollins Green

SCALE 1:10000
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 For identification purposes only.
FRANK R. MARSHALL & CO.
 121 Billinge Road, Garswood,
 Ashton-in-Makerfield,
 Wigan. WN4 0XD
 Tel. 01744 893371
 This map is provided solely for the purposes of displaying a property for sale.

(a) DAVYHULME BORO CONST
 (b) PARTINGTON CP

WARBURTON CP
 ALTRINCHAM AND SALE BORO CONST
 GREATER MANCHESTER CENTRAL EURO CONST
 TRAFFORD DISTRICT
 GREATER MANCHESTER COUNTY

ES 69.15

LONG 69
 2° 28' W

390000m

370000m

LAT 53° 25'

91

92