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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 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:

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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			
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	%
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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?		%
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

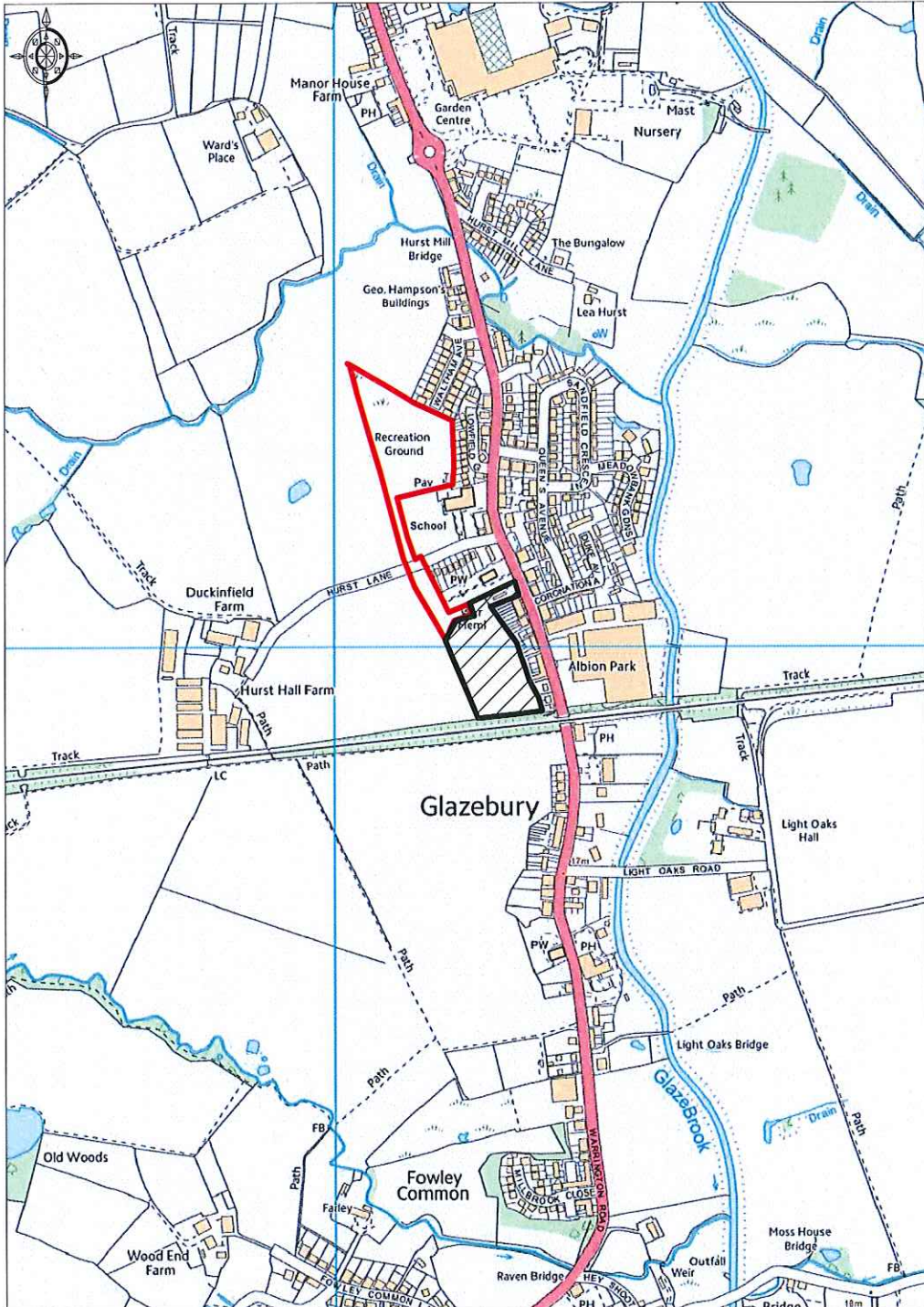
Please tell us anything else of relevance regarding this site if not already covered above that will ensure that it contributes positively to the achievement of sustainable development. Please use a separate sheet/s if necessary.

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

ldf@warrington.gov.uk

01925 442841

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CJM/MKG/2979-02/LPA

Via Email Only

05 December 2016

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

Dear Sir/Madam

**Warrington Borough Council Local Plan Review and Green Belt Assessment – Call for Sites
Land on the North and South Sides of Hurst Lane, Glazebury**

I refer to the above matter and the attached completed Call for Sites forms with accompanying site location plan.

I am instructed by the landowners of the land edged in red on the site location plan to provide professional planning advice in relation to the potential release of the land from its current Green Belt location with the intention of it being brought forward for residential development.

The development of this land is viewed as a logical extension to the existing built up area and this makes even more sense when the land edged and hatched in black to the south is also brought into consideration. It is our understanding that this land is in the ownership of Warrington Borough Council.

It is considered that Glazebury has a level of shops and services to sustain the increase in housing numbers that the allocation of my clients' land for housing would bring. Glazebury also has good transport links with surrounding areas and regular bus services.

Access to both the parcels of land in my clients' ownership is possible via Hurst Lane although there is a covenant on the deeds of the Council land which states that there is an obligation for the Council to construct a road which could increase the development potential of both sites. The parcel of land to the south of Hurst Lane in my clients' ownership is available for development within a year.

The northern part of my clients' land is leased to the cricket club for their use only. My clients understand that, if the development of the northern part of their land was to be proposed, then the cricket club would have to be relocated and provided with improved facilities. This is a matter which

Partners

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can be discussed during the current Local Plan process but is certainly achievable and has been done on many sites all over the country with the end result being a much improved sporting facility which is of benefit to the current members and the community as a whole.

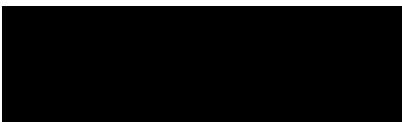
It is noted that these sites have been covered by Arup's Green Belt Assessment within parcels GB11 and GB12. We agree with the assessment that GB11 makes an overall weak contribution as a parcel of Green Belt land, but we disagree that GB12 has an overall strong contribution to the Green Belt for the following reasons.

It is noted that the parcel was judged to only make a strong contribution to Purpose 3 (To assist in safeguarding the countryside from encroachment) and therefore professional judgment was applied and that judgment was that it made an overall strong contribution to the Green Belt. However, the parcel's contribution to Purpose 3 is not considered to be dissimilar to GB11 given the surrounding boundaries and this was judged to have a moderate contribution. If this parcel received the same judgment then the overall assessment would be that it makes a moderate contribution as a parcel of Green Belt land. However, given that the land to the south has been assessed as having an overall weak contribution then it is difficult to see why my clients' land should not also have been given an overall assessment as making a weak contribution.

It is for these reasons, and those set out elsewhere in this letter, that it is respectfully suggested that my clients' land should be removed from the Green Belt with the view of it being allocated for residential development.

We look forward to hearing from you as the Local Plan Review process rolls forward.

Yours faithfully



Christie J McDonald MTCP, MRTPI

Encs

