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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	Clare Albinson	
Position	owner	
Organisation	n/a	
Address	Norley Court, Marsh Lane,	
	Norley,	
	<i>Town</i> Frodsham	
	<i>Postcode</i> WA6 8NY	
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	Long Meadow.	
Address	2.61 acres of land fronting Chapel Road	
	adjacent to Number 22, Chapel Road,	
	Penketh,	
	<i>Town</i>	Warrington
	<i>Postcode</i>	WA5
Ordnance Survey Grid Reference	<i>Easting</i> : 00356385	<i>Northing</i> : 00387382
Site area (hectares)	0.977	
Net developable area (hectares)	0.977	
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 checked="" 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	15 to the acres. Preferred density: 3 to the acre					
	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:**

n/a

(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)	derelict farmland	
Neighbouring Uses	Housing on three sides, grazing on the 4th side	
If vacant	Previous use(s)	grazing
	Date last used	approximately 1978

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?	0	%
What proportion is greenfield (not previously developed)?	100	% (A)*
What proportion is previously developed and cleared?	0	% (B)*
What proportion is previously developed 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 type="checkbox"/>
b) Land stability	no			<input type="checkbox"/>	<input type="checkbox"/>
c) Mains water supply	no			<input type="checkbox"/>	<input type="checkbox"/>
d) Mains sewerage	no			<input type="checkbox"/>	<input type="checkbox"/>
e) Drainage, flood risk	yes	Zone 3 flood risk - bowl shape of land encourages water catchment	Remodelling of land to elevate levels	<input type="checkbox"/>	<input type="checkbox"/>
f) Tree Preservation Orders	dont know			<input type="checkbox"/>	<input type="checkbox"/>
g) Electricity supply	no			<input type="checkbox"/>	<input type="checkbox"/>
h) Gas supply	no			<input type="checkbox"/>	<input type="checkbox"/>
i) Telecommunications	no			<input type="checkbox"/>	<input type="checkbox"/>
j) Highways	no			<input type="checkbox"/>	<input type="checkbox"/>
k) Ownership, leases etc.	no			<input type="checkbox"/>	<input type="checkbox"/>
l) Ransom strips, covenants	no			<input type="checkbox"/>	<input type="checkbox"/>
m) Other (Please provide details)	n/a			<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:

(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.

1: PROPOSED RESIDENTIAL DEVELOPMENT AT CHAPEL ROAD PENKETH. 2.6 acres – 0.977 hectares

2: INTRODUCTION

The site fronts Chapel Road and side onto a Brook that runs adjacent Well Lane and extends to some two point six acres. This site has been in the ownership of my family for 36 years and during this time there has been no contact with the Officers of Warrington Borough Council regarding the designation of the land.

The locality has a high proportion of land which has been developed with housing. The site itself is surrounded by housing on three sides. The fourth side is grazing land. The area is well supplied by transport, schools and shops, details of which are below. It has both doctors and dentist's surgeries. There is a Catholic Church about 3/4 mile distant and a Methodist Church in the same road. The Anglican Church is in the next village of Great Sankey. Nearby there is a Library, public houses, restaurants, a florist, a bridal shop, swimming pool, a sports and social club, a tennis club and two community centres.

Doctors Surgery: Penketh Health Centre, Honiton Way approx. ½ mile distant

Dentist Surgery: rose cottage surgery, 163, Warrington Road, Penketh.-120 yards distant

Shopping

5 mins walk

Alfred Jones (Warrington) Ltd - 3, Honiton Way, Penketh, Warrington, WA5 2EY

Spar - 1-3 Honiton Way, Westbrook, WARRINGTON, WA5 2EY

The Co-operative Food - 176-178, Warrington Rd, Penketh, Warrington, WA5 2LZ

The Co-operative Food - Warrington Rd, Penketh, Warrington, WA5 2RX

Mr Convenience - 378, Liverpool Rd, Great Sankey, Warrington, WA5 1RU

Tesco Express - Unit 1, Cronton Cottages, Warrington Rd, Penketh, Warrington, WA5 2JW

Costcutter - Liverpool Road, Westbrook, WARRINGTON, WA5 1QY

20 mins

The Co-operative Food - Hawthorne Avenue, Great Sankey, Warrington, WA5 1RJ

One Stop Community Stores Ltd - 161, Park Rd, Great Sankey, Warrington, WA5 3HG

Transport

Bus 29, 30, 31 & 32 run several times an hour. Bus route runs alongside the land linking it with Warrington Network Warrington

32A and 32E. runs approximately every hour.

Arriva run a bus every hour to Liverpool, which stops at the Red Lion (120 yards distant)

Railway stations in the area include local services from Sankey for Penketh on the Liverpool to Manchester Line (with express services along this route available from Warrington Central), as well as Warrington Bank Quay on the West Coast Main Line. Frequent buses link Penketh with Warrington town centre: it is the terminus for Warrington Borough Transport buses (routes 30, 30B, 31, 32 and 32A), and the north of Penketh is also served by Warrington Borough Transport routes 14 and 15.

Arriva inter-urban services also serve the main road through Penketh, heading towards Widnes and Runcorn (route 110) and to Huyton and Liverpool (routes 6 and 7A). Penketh is on the A562 road linking Warrington with the Silver Jubilee Bridge.

The nearest railway stations are those in the town centre (Central (for services to Manchester and Liverpool) and Bank Quay (for services via the West Coast Main Line).

Education

- St. Joseph's Catholic Primary School - Walton Avenue, Penketh, Warrington, WA5 2AU
- Penketh High School - Heath Rd, Penketh, Warrington, WA5 2BY
- Penketh Community Primary School - Coniston Avenue, Penketh, Warrington, WA5 2QY
- Great Sankey Primary School - Liverpool Rd, Great Sankey, Warrington, WA5 1SB
- Park Road Community Primary School - Wroxham Rd, Great Sankey, Warrington, WA5 3EF
- St. Vincent's Catholic Primary School - Finlay Avenue, Penketh, Warrington, WA5 2PN - this is adjacent to the land
- Penketh South Community Primary School - Finlay Avenue, Penketh, Warrington, WA5

3: GREEN BELT DESIGNATION

Previously this site was designated as a Public Open Space. However, we, the current owners, were not informed that the site was being redesignated as Green Belt. Its arbitrary designation as green belt is difficult to understand, it being a narrow isthmus of land protruding into a built up area. The situation of the site performs no green belt function as the site lacks any openness, performs no green belt function and makes no contribution to the green belt. One wonders at the strategy that was responsible for this redesignation. These circumstances alone provide substantial justification for its removal from the green belt and the unaddressed housing shortage adds to this justification. We would contend that the site should be removed from the green belt and included in the supply of building land within the Warrington Local Plan Review. The land would make a valuable contribution towards the shortfall of the Borough's housing land supply and would give benefits to the local community whilst providing a favourable situation for housing and its residents.

4: Need to release land from the Green Belt

Figures released point to a large under capacity of housing development of all types in the Borough. Only by releasing land from the green belt will it allow them to meet the needs of the future.

The NPPF provide a strategy for the much needed housing growth and the release of this site would meet with this strategy. WBC have not been able to demonstrate a sufficiency of house building land which release of this land would help to address. *"If Warrington is to meet its development needs...sufficient Green Belt land will need to be released to deliver 5000 homes."*

It is understood that even these 5000 homes will not be sufficient to meet the Borough's needs (October, 2016 SHMA Addendum) showing even more urgency and need for Green Belt land release.

5: SUSTAINABILITY

This site represents a sustainable solution to Warrington's housing needs in line with Government guidelines and the NPPF. It is sustainable from the location aspect, being well served with local amenities, shops, education and transport facilities as mentioned above.

Affordable housing of the type and range to meet the identified need, required by 2016 SHMA would be included in the development.

6: Paragraph 80 of the NPPF

The development would be infill.

The site does not represent an unrestricted urban sprawl.

The site will not cause the merger of neighbouring towns because the whole of it is encompassed by already established housing which belongs to the same parish.

The site will not create unacceptable encroachment into the countryside as it is surrounded on three sides by urbanisation.

The site will not impact on the special character of historic towns.

It will not discourage urban regeneration

7: THE PROPOSALS

It is considered the site could accommodate up to some six detached family housing units together with 3 affordable housing units, all within the one section of the site, thus leaving the balance for a Parkland setting which would be managed and maintained by the Development Management Company

Prospective planning gain

The boundaries of the site are currently comprised of mature trees and hedgerow shrubs. With the development these would be preserved and added to. It is also intended to leave a substantial portion of the site free from housing development. This portion would be landscaped and when completed, donated to the local residents for their use as parkland and recreational amenity. Thus there will be a planning gain for the locality in the creation of a pleasing aspect for neighbouring houses and an attractive amenity for their use and for the use of their children. This area of Penketh currently has a serious lack of green areas, which this provision would go some way to eradicating.

The land being derelict pasture is currently a blight on the locality.



It can no longer support livestock, because of its poor condition and having been untended for many years, coupled with its location, it is now unsuitable for bringing back into usefulness. The landscaped site would enhance the locality and would turn a useless, unsightly piece of land into a visually pleasing and desirable amenity.

Many of the surrounding houses are low density, executive style houses, therefore it is intended, that as well as the affordable houses on site, rather than a large number of smaller houses, a small number of low density houses would be developed with large gardens. These should further augment the visual enhancement of the site and of the locality.

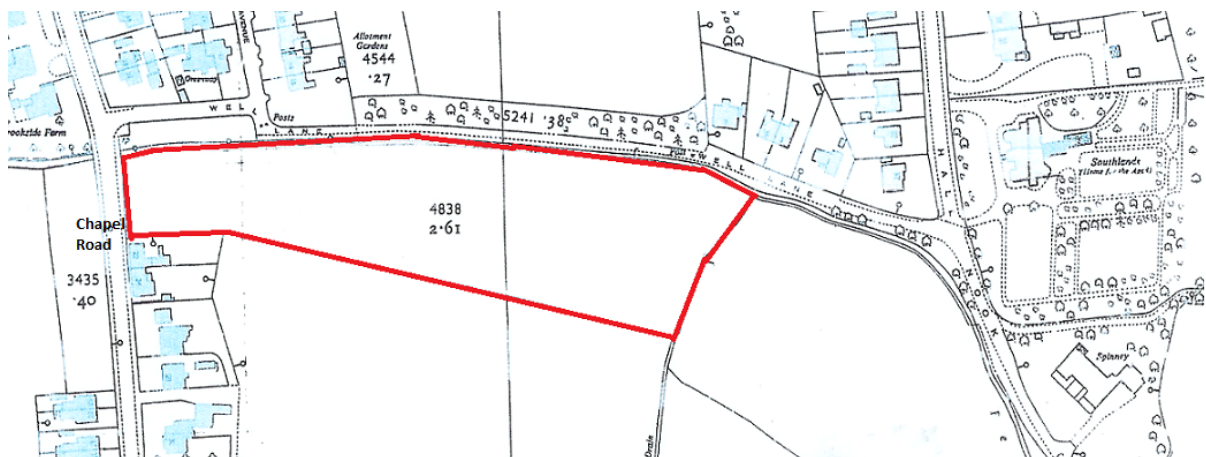
The site would therefore not only contribute to the shortfall of housing development land in the borough, but create an area of attractive, open, green space which would be publicly accessible and would replace what is currently an unsightly piece of land. The landscaped site would enhance the locality and would turn a useless, unsightly piece of land into a visually pleasing and desirable amenity. The nearest area of open space is a recreation ground and playing fields on Greystone Road, which is approximately a third of a mile away, but this is a flat, unattractive piece of land, which has not been landscaped and hence represents no visual amenity.

The development of the site will protect and enhance residential amenity.

The development will provide high quality design which will reflect the nature of the existing Victorian buildings in the locality.

The development will enhance the ecological value and biodiversity of the existing site and site boundaries.

4: SITE PLAN



Topography

The site is low lying and because of this has been an area of water catchment. There is a stream on the Northerly edge which does not overflow onto the site, but could serve to remove surface water. A risk of flooding has been raised in the past as a planning constraint, but United Utilities have constructed a major flood risk works removing these risks. The land, including the part of the site that would be the publicly accessible landscaped area, would be remodelled and elevated to allow development above the flood risk area.

A pumping station may be needed and, if so, would be installed, to remove foul water from the houses to the sewerage system.

Access

The site has a gated access onto Chapel Road. This access provides good site lines in both directions along Chapel Road.